THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922896** Karen Johnson Davidson County Batch# 314028 DEEDWARR 11/12/2019 09:16:45 AM 2 pgs Fees: $13.00 Taxes: $12,672.50 20191112-0116100	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,425,000.00. Affiant Subscribed and sworn to before me, this 1st day of November, 2019. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: William and Kaitlin Flynn 65 East 96th Street Apartment 9B New York, NY 10128	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 10 0 127.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Chapman, IV, Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Flynn and Kaitlin James Flynn, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 2, REVISED SECTION ONE, EARLS SUBDIVISION, as shown on plat of record in Plat Book 5200, Page 17, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William T. Chapman, IV, Trustee of the 412 Jackson Boulevard Trust Dated November 16, 2014, by Warranty Deed from Jana Joustra Davis, married, of record in Instrument No. 20141226-0118009, in the Register's Office of Davidson County, Tennessee, dated December 18, 2014 and recorded December 26, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2019 and thereafter, for tax parcel identification number 116 10 0 127.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED SECTION ONE EARLS SUBDIVISION, as recorded in Plat Book 5200, Page(s) 17. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE EARLS SUBDIVISION, as recorded in Plat Book 4460, Page(s) 4.

This is improved property located at: 412 Jackson Blvd, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2019.

William T. Chapman, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William T. Chapman, IV, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the Grantor Trust referenced herein and as such Trustee, executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2019.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021