Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3006

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of November, 2019

Notary Public

Commission Expires: 4/6/22

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L HEINRICH COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 322390 DEEDWARR
12/02/2019 08:47:06 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20191202-0123171

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrea Chaves and John Kinnett 1049A Horseshoe Drive Nashville, TN 37216	New Owner	061-14-0C-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Chase Beck, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrea Chaves Castillo and John Robertson Kinnett, IV, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of 1049 Horseshoe Drive Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1049 Horseshoe Drive Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180108-0002532 and as amended in Instrument No. 20180716-0068764, Register' s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1049 Horseshoe Drive Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit to said Declaration appearing in Instrument No. 20180108-0002532, and Bylaws appended thereto as Exhibit, said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identi\u64257?cation and description of said Unit.

Being a portion of the same property conveyed to Michael J. Atwood and Sara C. Atwood, husband and wife by Warranty Deed from Floyd E. Dunnavant, III and wife, Susan Dunnavant of record in Instrument No. 20170630-0066295, Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 30, 2017.

Being a portion of the same property conveyed to 1049 Horseshoe Drive, LLC, a Tennessee limited liability company by Quitclaim Deed from Michael Atwood of record in Instrument No. 20180108-0002531, Register's Office for Davidson County, Tennessee, dated January 04, 2018 and recorded on January 08, 2018.

Being the same property conveyed to 1049 Horseshoe Drive, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Sarah Atwood, married of record in Instrument No. 20180205-0011532, Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on February 05, 2018.

Being the same property conveyed to Alpha Real Estate Solutions by Warranty Deed from 1049 Horseshoe Drive, LLC, a Tennessee limited liability company of record in Instrument No. 20180205-0011533, Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on February 05, 2018.

Being the same property conveyed to Chase Beck by Quitclaim Deed from Alpha Real Estate Solutions of record in Instrument No. 20190418-0035692, Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 18, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1049A Horseshoe Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of November, 2019.

Chase Beck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chase Beck** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of November, 2019.

SUSAN L HELMICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
(Notary Seal)

Notary Public
My Commission Expires: 9/16/22