THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123516** Karen Johnson Davidson County Batch# 324837 **DEEDWARR** 12/04/2019 02:09:57 PM 2 pgs Fees: $13.00 Taxes: $2,411.02 20191204-0125143	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $651,625.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2019. Notary Public My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Melinda Olykan 920 Boscobel St. Nashville TN 37206	New Owner	Tax Parcel ID No. 082 16 0 354.00

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, as Trustee of 920 Boscobel Trust, dated November 14, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melinda Olykan, a married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 2, R.D. GOODLETTS TRUSTEE SUBDIVISION OF 220 FT SOUTHSIDE OF BOSCOBEL ST, as shown on plat of record in Plat Book 57, Page 115, 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, as Trustee of 920 Boscobel Trust, by Warranty Deed from Robert Lentz and Linda Lentz, husband and wife, of record in Instrument No. 20161209-0129477, in the Register's Office of Davidson County, Tennessee, dated December 08, 2016 and recorded on December 09, 2016.

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 2020 and thereafter, 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 R.D. GOODLETTS TRUSTEE SUBDIVISION OF 220 FT SOUTHSIDE OF BOSCOBEL ST, as recorded in Plat Book 57, Page(s) 115.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20010517-0051051.

This is improved property located at 920 Boscobel St. Nashville TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-YRES-19-920

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 3rd day of December, 2019.

The 920 Boscobel Trust, dated November 14, 2016

By: _____, Trustee
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, William T. Chapman, IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of 920 Boscobel Trust, dated November 14, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 3rd day of December, 2019.

_____
Notary Public

