THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123565** Karen Johnson Davidson County Batch# 332951 DEEDWARR 12/20/2019 03:25:30 PM 3 pgs Fees: $18.00 Taxes: $5,180.00 20191220-0131743	STATE OF TENNESSEE) COUNTY OF DAVIDSON) 35155 The actual consideration or value, whichever is greater, for this transfer is: $1,400,001.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2019. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Bruce Karl 1939 Old Hickory Blvd. Brentwood TN 37027	New Owner 1939 Old Hickory Blvd. Brentwood, TN 37027	Tax Parcel ID No. 158 10 0 022.00

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, **Jeffrey P. Chasney, unmarried and Victoria S. Chasney nka Victoria Shepard, unmarried** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Daniel Bruce Karl , an unmarried man**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of WILDWOOD VALLEY ESTATES, SECTION ONE, as of record in Book 3700, Page 41, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey P. Chasney and Victoria S. Chasney, husband and wife, by Warranty Deed from Rodney J. Tiedt, unmarried, of record in Instrument No. 20160114-0004097, in the Register's Office of Davidson County, Tennessee, dated January 11, 2016 and recorded on January 14, 2016.

Jeffrey P. Chasney and Victoria S. Chasney nka Victoria Shepard having since divorced pursuant to Final Decree of Divorce filed in the Third Circuit Court for Davidson County Tennessee in Docket No 19D-45.

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 WILDWOOD VALLEY ESTATES, SECTION ONE, as recorded in Plat Book 3700, Page(s) 41.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3952, Page 553 and Book 7463, Page 289.

Easement for Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7860, Page 187.

This is improved property located at 1939 Old Hickory Blvd. Brentwood TN 37027

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 12th day of December, 2019.

Jeffrey P. Chasney

Victoria S. Chasney nka Victoria Shepard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

*nka Victoria Shepard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey P. Chasney and Victoria S. Chasney,* with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, ~~this~~ 12th day of December, 2019.

Notary Public

My Commission Expires: 7/6/20

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023