THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123829** Karen Johnson Davidson County Batch# 334237 **DEEDWARR** 12/26/2019 09:00:23 AM 2 pgs Fees: $13.00 Taxes: $2,449.40 20191226-0132824	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $662,000.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2019. Notary Public My Commission Expires:

TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory Scott Roden 814A Horner Avenue Nashville TN 37204	Wells Fargo 6200 Park Ave Des Moines IA 50321	Tax Parcel ID No. 118-02-3A-001.00

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, **Chasidy Dionne Singleton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory Roden and Kristy Roden, 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:

Land in Davidson County, Tennessee, being Unit A, 814 Horner Avenue Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140908-0082224, amended and restated in Instrument No. 20150318-0023452, 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 Chasidy Dionne Singleton, unmarried by Warranty deed from Build Nashville DB2, LLC of record in Instrument No. 20160114-0004127 Register's Office for Davidson County, Tennessee, dated January 13, 2016 and recorded on January 14, 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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 18, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140908-0082224, amended and restated as in Instrument No. 20150318-0023452, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20150318-0023454, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4333, Page 825 , in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 814A Horner Avenue Nashville TN 37204

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 18th day of December, 2019.

Chasidy Dionne Singleton by
Carolyn Akins, attorney in fact

Chasidy Dionne Singleton
BY: Carolyn Akins, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Akins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Chasidy Dionne Singleton and that she is authorized by Chasidy Dionne Singleton to execute this instrument on her behalf.

Witness my hand, at office, this 18th day of December, 2019.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023

The signature of Chasidy Dionne Singleton is signed by her duly appointed Attorney-in-fact Carolyn Akins, pursuant to the Power of Attorney recorded in Instrument# 20191220-0132823 Registerôs Office for Davidson County, TN.