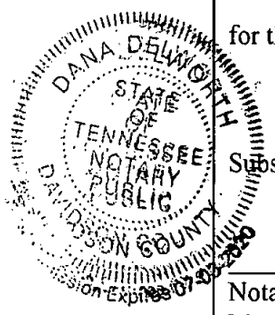
**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 191123725**

Karen Johnson Davidson County
Batch# 335008 **DEEDWARR**
12/26/2019 03:03:56 PM 2 pgs
Fees: $13.00 Taxes: $2,231.10
20191226-0133352




STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $603,000.00.

Affiant

Subscribed and sworn to before me, this .

Notary Public
My Commission Expires: 7/6/20

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Chestnut Infill, GP<br>4656 Tara Drive<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>145-02-0-002.00 |

**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, **Barbara Gross, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chestnut Infill, GP**, ("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 Lot No. 238 on the Plan of Section Two, Tynewood Estates, of record in Book 2900, Pages 89 and 90, Register's office for Davidson County, Tennessee.

Said Lot No. 238 fronts 247.1 feet on the Easterly side of Tara Drive and runs back 219.3 feet on the Northerly line and 207 feet on the Southerly line to a dead line in the rear, which is a broken line, measuring 281 feet.

Being the same premises conveyed to Barbara Gayle Page Gross and Edward Jordan Gross, tenants in common from Barbara Gayle Page Gross by Final Judgment dated October 23, 1991, and recorded on September 19, 1997, at Book 10615, Page 1, in Davidson County, Tennessee.

The said Edward Jordon Gross having since deceased on March 19, 2018 in Davidson County, Tennessee.

Being the same property conveyed to Barbara Gross by Quitclaim Deed from Edward "J" Gross, Jamison "Jamie" Gross, Jonathan Gross, Jeremy Gross, Jenne Gross Beauchamp and Barbara Gross recorded in Instrument Number 20191220-0133351, Register's office for Davidson County, Tennessee.

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 2900, Pages 89 and 90, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3 NEXT 19 4656

Restrictions of record in Book 3069, Page 566 and Book 8092, Page 372, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4656 Tara Drive Nashville TN 37215

**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 .23rd day of December, 2019.

Barbara Gross

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara Gross, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this . 23rd day of December, 2019.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

