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

CRT File No. 191123817

Karen Johnson Davidson County
Batch# 335197 DEEDWARR
12/27/2019 10:18:09 AM 2 pgs
Fees: $13.00 Taxes: $2,627.00
20191227-0133777

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $710,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Chapman	Ryan Chapman	Tax Parcel ID No.
112 Mockingbird Rd	112 Mockingbird Rd	115 08 0 076.00
Nashville, TN 37205	Nashville, TN 37205	

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, **Beth Singer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Chapman, a married man** ("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. 13 on the Plan of George N. Welch Jr. Subdivision, West Meade Village Tract, Section "B", as of record in Book 1835, Page 75, Register's Office for said County.

Said Lot No. 13 fronts 175 feet on the Northerly side of Powder Mill Road and runs back 374.7 feet on the Easterly line and 373.7 feet on the Westerly line, to a dead line, which is a broken line, measuring 201 feet thereon.

Being the same property conveyed to Beth Singer, by Warranty Deed from Brian Waller, Trustee of the Waller Revocable Living Trust, dated June 18, 2013, of record in Instrument No. 20190409-0032098, in the Register's Office of Davidson County, Tennessee, dated April 05, 2019 and recorded on April 09, 2019.

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 George N. Welch Jr. Subdivision, West Meade Village Tract, Section "B", as recorded in Plat Book 1835, Page(s) 75.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2304, Page 395.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6249, Page 260.

This is improved property located at 408 Powder Mill Road Nashville TN 37205

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 20th day of December, 2019.

Beth Singer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth Singer, 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 20th day of December, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022