Karen Johnson Davidson County
Batch# 352661 DEEDWARR
02/03/2020 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200203-0012374

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0052

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of February, 2020

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 665 Piccadilly Row Trust 665 Piccadilly Row Nashville, TN 37013	NEW OWNER	149-02-0B-012.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Leonard M. Chavez and wife, Laura K. Chavez

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 665 Piccadilly Row Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Piccadilly Square, Phase II of record in Plat Book 6250, Page (s) 92, 93 and 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leonard M. Chavez and wife, Laura K. Chavez by Warranty deed from Centex Homes Corporation, a Nevada Corporation of record in Book 7123, page 675, Register's Office for Davidson County, Tennessee, dated January 22, 1987 and recorded on February 2, 1987.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 665 Piccadilly Row, Nashville, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of January, 2020.

Leonard M. Chavez

Laura K. Chavez

STATE OF NEW MEXICO
COUNTY OF Otero

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leonard M. Chavez and Laura K. Chavez** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2020.

Notary Public
My Commission Expires: 02/25/2023

(Notary Seal)

OFFICIAL SEAL
Morgan Sasse
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 02/25/2023

True Copy Certification

I, **Jennifer Pennell**, 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 executed and authenticated according to law.

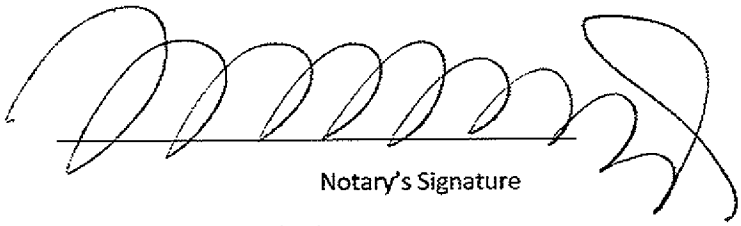


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

