THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124512**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $732,500.00. Affiant Subscribed and sworn to before me, this 6th day of February, 2020. Notary Public My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 354545 DEEDWARR
02/06/2020 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,710.25
20200206-0014131

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel K. Peck and Sun H. Peck 1406 Edgehill Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 105-01-3I-001.00-CO

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, **Daniel R. Green, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel K. Peck and Sun H. Peck, 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 1406, together with an undivided interest in common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1406 & 1408 Edgehill Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180625-061174 and being shown on Plat attached thereto as Exhibit "B", 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 a portion the same property conveyed to Daniel R. Green by Warranty deed from George N. Spiva, married of record in Instrument No. 20180613-0056973 Register's Office for Davidson County, Tennessee, dated June 13, 2018 and recorded on June 13, 2018.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Restrictive Covenant for Detached Structure of record in Instrument Number 20180706-0065654, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Right-of -Way of record in Instrument Number 20180711-0067251, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180625-0061174, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition

or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

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

This is improved property located at 1406 Edgehill Avenue Nashville TN 37212

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 6th day of February, 2020.

Daniel R. Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel R. Green, 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 6th day of February, 2020.

Notary Public

My Commission Expires: _____

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

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 19 day of November, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa Sheppard
Notary Public

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8.22.21