Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2020

J-ZS-20-762

Karen Johnson Davidson County
Batch# 366771 DEEDWARR
03/04/2020 01:17:44 PM 2 pgs
Fees: $13.00 Taxes: $6,234.50

20200304-0024194

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Thallemer and Leslie Thallemer	**New Owner**	
(NAME)	(NAME)	**115-03-0-048.00**
762 Bresslyn Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHESNUT INFILL, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL THALLEMER AND LESLIE THALLEMER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 176 on the Plan of Brook Meade, Section V, of record in Plat Book 2133, Page 102, 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 Chesnut Infill, GP by Warranty Deed from Lynda LeRoue Mosley, Executrix of the Estate of Dorothy Petty Sowell, deceased and Lynda LeRoue Mosley, individually; Susan Petty Rye, individually; Judy Sowell Hill, individually and Richard Steven Petty; individually, as Devisees under The Last Will and Testament of Dorothy Petty Sowell, deceased, of record in Instrument No. 20181226-0125314, Register's Office for Davidson County, Tennessee, dated December 20, 2018 and recorded on December 26, 2018.

This conveyance is subject to:
- 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 2133, Page 102, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth in instrument of record in Book 2291, Page 87, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **762 Bresslyn Rd., Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28 DAY OF FEBRUARY, 2020.

Chesnut Infill, GP

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for CHESNUT INFILL, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of CHESNUT INFILL, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of February, 2020.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212