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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 200124502**<br><br>Karen Johnson Davidson County<br>Batch# 366827 DEEDWARR<br>03/04/2020 02:27:23 PM 2 pgs<br>Fees: $13.00 Taxes: $4,625.00<br>20200304-0024289 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of February, 2020.<br><br>Notary Public<br>My Commission Expires: |

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2020

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| James F. Pilkerton and Katheryn D. Pilkerton<br>114 Windsor Drive<br>Nashville TN 37215 | CapStar Bank<br>2002 Richard Jones Rd<br>Suite 300A<br>Nashville TN 37215 | Tax Parcel ID No.<br>130 02 0 044.00 |

**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, **Anderson L. Jarman and Caylan C. Jarman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James F. Pilkerton and Katheryn D. Pilkerton, 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 Lot No. 135 on the Plan of BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS SUBDIVISION of record in Plat Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anderson L. Jarman and Caylan C. Jarman, husband and wife, by QuitClaim Deed from Caylan D. Cheadle, now known as, Caylan C. Jarman, married, of record in Instrument No. 20160811-0083552, in the Register's Office of Davidson County, Tennessee, dated August 01, 2016 and recorded on August 11, 2016.

Being the same property conveyed to Caylan D. Cheadle, A Single Person, by Warranty Deed from Randall R. Woodward, Unmarried, of record in Instrument No. 20090624-0058976, in the Register's Office of Davidson County, Tennessee, dated June 19, 2009 and recorded on June 24, 2009.

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 BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS SUBDIVISION, as recorded in Plat Book 421, Page(s) 94 and 95.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20160226-0018578.

This is improved property located at 114 Windsor 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 28th day of February, 2020.

Anderson L. Jarman

Caylan C. Jarman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anderson L. Jarman and Caylan C. Jarman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2020.

Notary Public

My Commission Expires:

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