THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200225133** Karen Johnson Davidson County Batch# 380759 DEEDWARR 04/02/2020 09:31:03 AM 2 pgs Fees: $13.00 Taxes: $3,663.00 20200402-0035310	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$990,000.00~~ Affiant Subscribed and sworn to before me, this 31st day of March, 2020. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stanley Scott Lindsey and Melanee Barker Lindsey 305 Chateau Glen Place Nashville TN 37215	New Owner	Tax Parcel ID No. 117 15 0G 006.00

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, **Todd Phillip Peacock and Diandra Norelle Ayala-Peacock, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stanley Scott Lindsey and Melanee Barker Lindsey, 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:

Lot 6, First Revision, The Glen Echo, as shown on plat of record in Instrument No. 20071102-0129357, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Todd Phillip Peacock and Diandra Norelle Ayala-Peacock, husband and wife, by Warranty Deed from Carl Massaro and wife, Lori Evans, of record in Instrument No. 20170411-0035180, in the Register's Office of Davidson County, Tennessee, dated April 04, 2017 and recorded on April 11, 2017.

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 The Glen Echo, as recorded in Instrument No. 20070202-0014104.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision, The Glen Echo, as recorded in Instrument No. 20071102-0129357.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glen Echo Subdivision, as recorded in Plat Book 1424, Page(s) 52.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070126-0010692 and amendments recorded in Instrument Nos. 20070726-0088889, 20080423-0041434, 20100126-0006580 and 20100407-0026268 and Assignment and Assumption Agreement recorded in Instrument No. 20091221-0115873.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1577, Page 467 and Book 1577, Page 469.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20060920-0116531 and 20061017-0128854.

This is improved property located at 305 Chateau Glen Place 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 31st day of March, 2020.

Todd Phillip Peacock
By: Diandra Norelle Ayala-Peacock
Attorney in Fact

Todd Phillip Peacock
By: Diandra Norelle Ayala-Peacock
Attorney in Fact

Diandra Norelle Ayala-Peacock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diandra Norelle Ayala-Peacock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Todd Phillip Peacock and that she is authorized by Todd Phillip Peacock to execute this instrument on his behalf.

WITNESS my hand, at office, this 31st day of March, 2020.

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

Notary Public