THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200225212

Karen Johnson Davidson County
Batch# 381458 **DEEDWARR**
04/03/2020 11:05:38 AM 2 pgs
Fees: $13.00 Taxes: $3,089.50

20200403-0035928

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $835,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caleb Barron and Alexandra Barron 4204B Lone Oak Road Nashville TN 37215	New Owner	Tax Parcel ID No. 131 03 1N 002.00

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, **Jamie A. Kirchhofer, and Bruce G. Kirchhofer, Trustees of the Jamie A. Kirchhofer Declaration of Trust, dated June 23, 2005** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caleb Barron and Alexandra Barron, 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 B, together with the appurtenant interest in the common elements of 4204 Lone Oak Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20141001-0090463, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot 19 on the Plan of Neil Hunt Subdivision of record in Plat Book 974, page 19 as amended in Instrument No. 90150408-0030953, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamie A. Kirchhofer and Bruce G. Kirchhofer, Trustees of the Jamie A. Kirchhofer Declaration of Trust dated June 23, 2005, by Warranty Deed from Bruce G. Kirchhofer and Jamie A. Kirchhofer, husband and wife, of record in Instrument No. 20170105-0001275, in the Register's Office of Davidson County, Tennessee, dated December 27, 2016 and recorded on January 05, 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 Neil Hunt Subdivision, as recorded in Plat Book 974, Page 19 and Amended Final Subdivision Plat recorded in Instrument No. 20150408-0030953.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141001-0090463.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1129, Page 321 and Amendment recorded in Book 6104, Page 64.

Easement for Right(s)-of-Way, recorded in Instrument No. 20180628-0062694.

This is improved property located at 4204B Lone Oak Road 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.

The Jamie A. Kirchhofer Declaration of Trust, dated June 23, 2005

By: _____ By: _____, Trustee
Jamie A. Kirchhofer, Trustee Bruce G. Kirchhofer, Trustee

Trustee

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie A. Kirchhofer and Bruce G. Kirchhofer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are trustees of the Jamie A. Kirchhofer Declaration of Trust, dated June 23, 2005 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 31 day of March, 2020.

_____
Notary Public

THERESA A. CRUZ
Notary Public – State of Florida
Commission # GG 103174
My Comm. Expires Sep 4, 2021
Bonded through National Notary Assn.