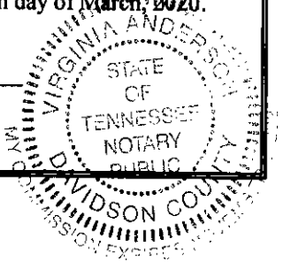
THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35299-01-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,960,000.00. Affiant Subscribed and sworn to before me this 13th day of March, 2020. Notary Public My Commission Expires:



WARRANTY DEED

Address New Owner: Anderson Jarman ,Caylan Jarman 3902 Wayland Drive Nashville, TN 37215	Send Tax Bills To: NEW OWNER	Tax Information: Map and Parcel No.: 130 11 0 100 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, Matthew D. Bacchetta and Jane I. Ruman, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey Anderson Jarman and Caylan Jarman, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

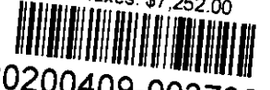
This is improved property located at 3902 Wayland Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 383433 DEEDWARR
04/09/2020 08:59:33 AM 3 pgs
Fees: $18.00 Taxes: $7,252.00



20200409-0037391

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

IN WITNESS WHEREOF, Grantors have executed this instrument on the 13th day of March, 2020.

Matthew D. Bacchetta

Jane I. Ruman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew D. Bacchetta and Jane I. Ruman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Re-Configuration Plat of Lots 5 and 6, Block R, Tyne Meade, Section 4, as of record in Instrument No. 20040825-0102604, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew D. Bacchetta and Janie I Ruman, husband and wife, by deed dated July 2, 2018 from James Regnier and Brandi Regnier, husband and wife, of record in Instrument No. 20180703-0064231, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 130 11 0 100 00.
2. Restrictive Covenants contained in an instrument of record in Book 1512, page 384, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20040825-0102604, Register's Office for Davidson County, Tennessee.