THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426209

Karen Johnson Davidson County
Batch# 394156 **DEEDWARR**
04/30/2020 12:24:51 PM 2 pgs
Fees: $13.00 Taxes: $758.13

20200430-0045367

FLORIDA

STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
NONATTE

The actual consideration or value, whichever is greater, for this transfer is: ~~$204,900.00~~

Affiant

Subscribed and sworn to before me, this ~~29th~~ day of April, 2020.

Notary Public
My Commission Expires: 7/30/23

TODD R. MCINTYRE
MY COMMISSION # GG 360710
EXPIRES: July 30, 2023
Bonded Thru Notary Public Underwriters

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Lowell Whitsett and Courtney Myers Whitsett 2603 Batavia Street Nashville TN 37208	New Owner	Tax Parcel ID No. 092-06-0-471.00

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, **Chapman Development, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Lowell Whitsett and Courtney Myers Whitsett, husband and wife,** ("Grantees"), their 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(s) 69, as shown on the map entitled Map of Faulconer & Ashcrafts Subdivision, Lots 18 & 19 Boyd McNairy Tract, of record in Plat Book 57, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Chapman Development, LLC, a Tennessee Limited Liability Company, by deed from KWAME ASARE AND SERWAA ASARE, HUSBAND AND WIFE, of record in Instrument No. 20180124-0007454 , dated January 22, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 092-06-0-471.00.

Matters shown on the Plan of record in Plat Book 57, page 121, said Register's Office.

This is improved property located at 2603 Batavia Street Nashville TN 37208

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 29th day of April, 2020.

~~Chapman Development, LLC~~

By: ~~Robert Ryan~~ Chapman, ~~Sole~~ Member

~~TENNESSEE~~ FLORIDA

STATE OF ~~TENNESSEE~~

COUNTY OF ~~DAVIDSON~~ MANATEE

Before me, the undersigned, of the State and County aforesaid, personally Robert Ryan Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Chapman Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 29th day of April, 2020.

~~Notary Public~~

My Commission Expires: 7/30/23

TODD R. MCINTYRE
MY COMMISSION # GG 360710
EXPIRES: July 30, 2023
Bonded Thru Notary Public Underwriters