WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Margaret Haley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SE

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

R-VRES-20-1025

Karen Johnson Davidson County
Batch# 394470 DEEDWARR
05/01/2020 12:20:14 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20200501-0045804

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margaret Haley	**Cardinal Financial Company, Limited Partnership DBA People's Home Equity**	
(NAME) **1025 Chester Avenue**	(NAME) **P.O. Box 961292**	**072-14-1J-013.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Fort Worth, TX 76161-0292**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM G. BROUCEK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARET HALEY, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 5, Chester Avenue Townhomes, with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Chester Avenue Townhomes, of record in Instrument No. 20150923-0096488, amended in Instrument No. 20160429-0042099, and Instrument No. 20170426-00041063, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to William G. Broucek, a single man by Warranty deed from LVH2, LLC, a Tennessee limited liability company of record in Instrument No. 20170908-0092395 Register's Office for Davidson County, Tennessee, dated September 05, 2017 and recorded on September 08, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 421, Page 5 and Instrument No. 20040324-0033104, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150923-0096488, amended in Instrument No. 20160429-0042099, and Instrument No. 20170426-0041063, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the Purpose of Public Street Right-of-way of record in Instrument Number 20150624-0060668, in the Register's Office for Davidson County, Tennessee.
- Matters set for in Notice to Prospective Owners of Lot Number Two of Chester Avenue Subdivision of record in Instrument Number 20090424-0037251, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030417-0051549, in the Register's Office for Davidson County, Tennessee.
- Easements retained and restrictions contained in Metropolitan Council Bill No. 69-905.
- Charter of record in Instrument Number 20150928-0098469, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1025 Chester Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 29th DAY OF APRIL, 2020.

William G. Broucek by Kaz Arbogast as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM G. BROUCEK, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM G. BROUCEK.

Witness my hand and official seal, this the 29th of April, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212