Karen Johnson Davidson County
Batch# 395843 DEEDWARR
05/05/2020 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20200505-0046931

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35435-04-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $490,000.00. Affiant Subscribed and sworn to before me this 1st day of May, 2020. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sarah K. Tolan 713 Chesterfield Way Nashville, TN 37212	Sarah K. Tolan 713 Chesterfield Way Nashville, TN 37212	Map and Parcel No.: 104 10 0 R 029 00CO

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, **Melissa Alcorn Reese and William Andrew Reese, wife and husband**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah K. Tolan, an unmarried woman** ("Grantee"), her 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 713 Chesterfield Way, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of May, 2020.

Melissa Alcorn Reese

Melissa Alcorn Reese

William Andrew Reese

William Andrew Reese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Alcorn Reese and William Andrew Reese, 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 1st day of May, 2020.

Notary Public

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 29, together with the appurtenant interest in the common elements of The Chesterfield, a horizontal property regime with private elements established by Declaration in Instrument No. 20120627-0056191, amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned amendment to Declaration of record in Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melissa Alcorn Reese and William Andrew Reese, wife and husband, by deed dated September 26, 2013 from Chesterfield Cottages, LLC of record in Instrument No. 20131004-0104583, 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, which have been prorated and assumed by Grantee. Map and Parcel No. 104 10 0 R 029 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Chesterfield, of record in Instrument No. 20120627-0056191, amended in Instrument No. 20121025-098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan attached as Exhibit C to the Declaration of record as Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 1129, page 133, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenants contained in an instrument of record in Book 741, pages 516, 675, and 668, Book,731, page 425, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewer and Appurtenances of record in Instrument No. 20120827-0076955, and Instrument No. 20070302-0025616, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Storm Drainage and Appurtenances of record in Instrument No. 20070409-0041475, Register's Office for Davidson County, Tennessee.
9. Conveyance to the State of Tennessee of record in Book 5028, page 724, Register's Office for Davidson County, Tennessee.
10. Rights of others in and to the use of the common areas/elements.
11. Agreement for Dedication of Easement of Water Line and Appurtenance of record in Instrument No. 20120817-0077080, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

