(1) Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

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

CRT File No. 200426528

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $420,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2020.

Notary Public
My Commission Expires: ___

Karen Johnson Davidson County
Batch# 414649 DEEDWARR
06/15/2020 10:26:08 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20200615-0060793

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristina Neahring 4816 Shadescrest Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147 06 0 062.00

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, **Hunter K. Huston and Jessica H. Huston, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristina Neahring, a single woman** ("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 Lot No. 50 on the Plan of Section One (Revised) Caldwell Hall, of record in Plat Book 2900, Page(s) 57, 58 and 59, in the 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 Hunter K. Huston and Jessica H. Huston, husband and wife, by Warranty Deed from Jared Higgins and Brenna O'Brien, both unmarried, of record in Instrument No. 20160607-0057455, in the Register's Office of Davidson County, Tennessee, dated May 31, 2016 and recorded on June 07, 2016 .

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 Section One (Revised) Caldwell Hall, as recorded in Plat Book 2900, Page(s) 57, 58 and 59.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Caldwell Hall, as recorded in Plat Book 2900, Page(s) 19, 20 & 21.

Covenants, Conditions and Restrictions as set forth in Building Restrictions-Caldwell Hall- Section No. 1 recorded in Book 2929, Page 117 and Amendment recorded in Book 2997, Page 93.

This is improved property located at 4816 Shadescrest Drive Nashville TN 37211

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 2nd day of June, 2020.

Hunter K. Huston

Jessica H. Huston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hunter K. Huston and Jessica H. Huston, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2020.

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Notary Public