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

CRT File No. 200627631

Karen Johnson Davidson County
Batch# 433183 **DEEDWARR**
07/08/2020 01:39:56 PM 2 pgs
Fees: $13.00 Taxes: $2,843.45

20200708-0074015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $768,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of July, 2020.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Schaaf and Nicole Schaaf 1905 Kimbark Drive, Unit B Nashville TN 37215	New Owner	Tax Parcel ID No. 131-03-1X-002.00 CO

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, **William B. Hilton, III and Devon B. Hilton, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephen Schaaf and Nicole Schaaf, 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 Unit No. 2 on the plan of 1905 Kimbark Drive Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1905 Kimbark Drive Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160727-0077302 amended in Instrument No. 20170407-0034280 and in Instrument No. 20171020-0107511, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to WILLIAM B. HILTON III and DEVON B. HILTON, HUSBAND AND WIFE , by deed from CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171113-0116148, dated November 9, 2017, 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. 131-03-1X-002.00 CO.

Matters shown on the Plan of record in Plat Book 1130, page 102, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160727-0077302, amended in Instrument No. 20170407-0034280 and in Instrument No. 20171020-0107511, said Register's Office.

This is improved property located at 1905 Kimbark Drive, Unit B Nashville TN 37215

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 6th day of July, 2020.

William B. Hilton, III

Devon B. Hilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William B. Hilton, III and Devon B. Hilton, 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 6th day of July, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022