File 33386-8

Box 14

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

CRT File No. 200627737

Karen Johnson Davidson County
Batch# 437786 **DEEDWARR**
07/15/2020 11:06:44 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20200715-0077400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2020.

Notary Public
My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Seabold and Marie Fredlake 1527 Preston Drive Nashville TN 37206	New Owner CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	Tax Parcel ID No. 072 16 1E 002.00

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, **Allison Cooley and Richard Lane Barnett-Schmus, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Seabold and Marie Fredlake, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Preston Drive Cottages a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Preston Drive Cottages a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20180924-0094637, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Allison Cooley and Richard Lane Barnett-Schmus, wife and husband, by Warranty Deed from Jackson Valley Land Partners, LLC, of record in Instrument No. 20190715-0068802, in the Register's Office of Davidson County, Tennessee, dated July 12, 2019 and recorded on July 15, 2019.

Being part of the same property conveyed to Jackson Valley Land Partners, LLC, by a Warranty Deed from Michael G. Miller and Rachel Miller, husband and wife, of record in Instrument No. 20180910-0089556, in the Register's Office of Davidson County, Tennessee, dated August 31, 2018 and recorded on September 10, 2018.

Being part of the same property conveyed to Michael G. Miller and Rachel Miller, husband and wife, by QuitClaim Deed from Michael G. Miller, married, of record in Instrument No. 20110131-0008572, in the Register's Office for Davidson County, Tennessee, dated January 26, 2011 and recorded on January 31, 2011.

Being part of the same property conveyed to Michael G. Miller, by Warranty Deed from Arland L. Stark and wife, Glenda M. Stark, of record in Instrument No. 20030603-0075098, in the Register's Office for Davidson County, Tennessee, dated May 28, 2003 and recorded on June 3, 2003.

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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part Two Porter Heights, as recorded in Plat Book Book 1424, Page(s) Page 79.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180924-0094637.
Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1640, Page 81.

This is improved property located at 1527 Preston Drive Nashville TN 37206

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 13th day of July, 2020.

Allison Cooley

Richard Lane Barnett-Schmus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allison Cooley and Richard Lane Barnett-Schmus, 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 13th day of July, 2020.

Notary Public

My Commission Expires: _____

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