THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200628174** Karen Johnson Davidson County Batch# 444287 **DEEDWARR** 07/27/2020 11:41:32 AM 2 pgs Fees: $13.00 Taxes: $1,350.50 20200727-0082008	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 23rd day of July, 2020. Notary Public My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT. 8, 2021

WARRANTY DEED

Address New Owner: Colby A. Chesney 605 Village Trace Court Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 10 0B 029.00

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, **Vincent C. Schmidt and Kelley A. Schmidt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colby A. Chesney, unmarried**, ("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. 220 on the plan of Phase Five, Villages of Brentwood, as shown by plat of record in Book 6900, Page 896, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kelley A. Schmidt and Vincent C. Schmidt, wife and husband, as tenants by the entirety, by Warranty Deed from Highpoint Limited LLC, of record in Instrument No. 20140929-0089301, in the Register's Office of Davidson County, Tennessee, dated September 26, 2014 and recorded on September 29, 2014.

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 Phase Five, Villages of Brentwood, as recorded in Plat Book 6900, Page(s) 896.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11, as amended in Book 6398, Page 495, Book 6852, Page 497 and Book 8507, Page 831.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7834, Page 676.

Easement recorded in Instrument No. 20160923-0100757.

This is improved property located at 605 Village Trace Court 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 23rd day of July, 2020.

Vincent C. Schmidt

Kelley A. Schmidt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vincent C. Schmidt and Kelley A. Schmidt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY