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

**CRT File No. 200628079**

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $790,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of July, 2020.

Notary Public
My Commission Expires: ____

Karen Johnson Davidson County
Batch# 446881 DEEDWARR
07/30/2020 12:47:33 PM 2 pgs
Fees: $13.00 Taxes: $2,923.00
20200730-0084186

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jennifer Geny<br>709 Vosswood Drive<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>115 12 0 016.00 |

**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, **Tracy Setchfield, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Geny, 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. 248 on the Plan of West Meade Farms, Inc., Section "H", as of record in Plat Book 2133, Page 17, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Tracy Setchfield, an unmarried woman, by Warranty Deed from Brent David Hessel and Spouse, Barbara Valdes Hessel, of record in Instrument No. 20170119-0006004, in the Register's Office of Davidson County, Tennessee, dated January 12, 2017 and recorded on January 19, 2017.

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 WEST MEADE FARMS INC., SECTION "H", as recorded in Plat Book 2133, Page(s) 17.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2099, Page 597.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5214, Page 971.

This is improved property located at 709 Vosswood Drive Nashville TN 37205

**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 27th day of July, 2020.

Tracy Setchfield by Will Chapman Attorney in Fact

Tracy Setchfield
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Tracy Setchfield and that he is authorized by Tracy Setchfield to execute this instrument on her behalf.

WITNESS my hand, at office, this 27th day of July, 2020.

Ashley Schad

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024