WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Y-SB-C-20-2435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda R. Kuppe and Jennifer Lind	New Owner	
(NAME)	(NAME)	
2435 Chapman Drive		**083-12-0H-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN WINSLOW AND ANNIE WINSLOW, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA R. KUPPE, AN UNMARRIED WOMAN, AND JENNIFER LIND, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Townhomes at 2435 Chapman Drive, a Horizontal Property Regime With Private Elements of record in Exhibit "B" of the Declaration of Covenants, Conditions an Restrictions at Instrument No. 20160608-0057909, 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 Nathan Winslow and Annie Winslow, husband and wife by Warranty deed from Cole Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20170315-0025219 Register's Office for Davidson County, Tennessee, dated March 08, 2017 and recorded on March 15, 2017.

This conveyance is subject to:

- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 7, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160608-0057909, Register's Office for Davidson County, Tennessee.
- Charter of Townhomes at 2435 Chapman Drive of record in Instrument Number 20160608-0057910, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2335, Page 386, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4007, Page 78 and Book 4015, page 25, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2435 Chapman Drive, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 447458 DEEDWARR
07/30/2020 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,005.40
20200730-0084305

Witness my/our hand(s) this the 30th DAY OF JULY, 2020.

Nathan Winslow by John Gleaves, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 202007300084303, Register's Office for Davidson County, Tennessee.

Annie Winslow by John Gleaves, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 202007300084304, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NATHAN WINSLOW AND ANNIE WINSLOW, and who acknowledged he/she/they executed the same as the free act and deed of the said NATHAN WINSLOW AND ANNIE WINSLOW.

Witness my hand and official seal, this the 30th of July, 2020.

Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Jennifer Pennell,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

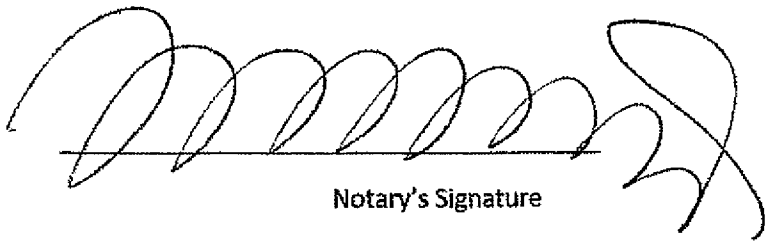


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

