THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829319**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 1st day of September, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 469359 DEEDWARR
09/03/2020 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200903-0100654

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

WARRANTY DEED

Address New Owner: Tanya J Huefner and Paul A Huefner 901 Hallview Court Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 098 05 0A 077.00

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, **Thomas Chase and Darla Chase, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul A. Huefner and Tanya J. Huefner, husband and wife,** ("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. 52 on the plan of Section Three, Hampton Hall of record in Book 9700, Page 898, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Chase and Darla Chase, husband and wife, by Warranty Deed from Michael G. Harman, a married man, of record in Instrument No. 20181030-0107166, in the Register's Office of Davidson County, Tennessee, dated October 25, 2018 and recorded on October 30, 2018.

The execution of this instrument is affected by the signature of Kate Rosenthal as Attorney-in-Fact for Thomas Chase and Darla Chase, which Power of Attorney is recorded in Book __***__, Page ***, and Book ***, Page, *** Register's Office for _____ County, Tennessee.

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 Section Three, Hampton Hall, as recorded in Plat Book 9700, Page(s) 898. *** 202009030100653
*** 202009030100652

Declaration of Covenants, Conditions and Restrictions recorded in Book 10278, Page 257, as supplemented in Book 10301, Page 184, as amended in Book 10444, Page 460 and Book 10640, Page 947.

This is improved property located at 901 Hallview Court Hermitage TN 37076

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 1st day of September, 2020.

Thomas Chase
by Kate Rosenthal attorney in fact
Thomas Chase
by Kate Rosenthal as Attorney-In-Fact

Darla Chase
by Kate Rosenthal attorney in fact
Darla Chase
by Kate Rosenthal as 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, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Thomas Chase and Darla Chase, and she is authorized by Thomas Chase and Darla Chase to execute this instrument on their behalf.

Witness my hand, at office, this 1st day of September, 2020.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 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

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022