Karen Johnson Davidson County
Batch# 482306 DEEDWARR
09/24/2020 10:46:07 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20200924-0109896

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

CRT File No. 200728834

April G. Nichols State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $299,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2020.

Notary Public
My Commission Expires: 6-24-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacqueline Suzanna Rae Barry 1135 Lilly Valley Way Nashville TN 37209	New Owner	Tax Parcel ID No. 102-13-0B-018.00 CO

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, **Andrew W. Chesnutt and Alexandria H. Chesnutt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacqueline Suzanna Rae Barry, a single woman**, ("Grantee"), her 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 Unit No. 18 on the plan of Park Place at Charlotte, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493, and in Instrument No. 20170213-0014731, and a shown as Exhibit A-1 to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, 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 ANDREW W. CHESNUTT AND ALEXANDRIA H. GADDY, HUSBAND AND WIFE, by deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR INTEREST TO BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20171009-0103431 , dated September 2 8 , 2017 , said Register's Office.

Alexandria H. Gaddy having since married and is now known as Alexandria H. Chesnutt.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 102-13-0B-018.00 CO.

Matters shown on the Plan of record in Plat Book 843, page 35, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160916-0097376, amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493 and Instrument No. 20170213-0014731, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6813, page 625, said Register's Office.
Water Line Easement of record in Book 4965, page 804, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 1135 Lilly Valley Way Nashville TN 37209

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 28th day of August, 2020.

Andrew W. Chesnutt

Andrew W. Chesnutt

Alexandria H. Chesnutt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew W. Chesnutt and Alexandria H. Chesnutt, 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 28th day of August, 2020.

Notary Public

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022