THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829543**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $795,000.00. KGr Affiant Subscribed and sworn to before me, this 28th day of September, 2020. Notary Public My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 486637 DEEDWARR
09/30/2020 10:55:46 AM 2 pgs
Fees: $13.00 Taxes: $2,941.50

20200930-0112640

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Evan D. Gatti 1013A Caldwell Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105 09 4B 001.00

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, **Charles E. Hebbel and Susan G. Hebbel, husband and wife and Casey E. Hebbel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evan D. Gatti, unmarried,,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1013 Caldwell Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1013 Caldwell Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20150512-0043346 amended at Instrument Number 20150527-0048532, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Charles E Hebbel and Wife, Susan E Hebbel, and Casey E Hebbel, Unmarried as Tenants in Common With Rights of Survivorship, by QuitClaim Deed from Susan E. Hebbel and Casey E Hebbel, of record in Instrument No. 20171009-0103166, in the Register's Office of Davidson County, Tennessee, dated September 20, 2017 and recorded on October 09, 2017. Said property was never the marital residence of Grantor.

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.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of G.R. Huline Plan of Subdivision Lots 37 & 38, Waverly Land Co Addition, as recorded in Plat Book 421, Page 163.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150512-0043346, as amended at Instrument No. 20150527-0048532.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Detached Structure recorded in Instrument No's. 20151110-0114461 and 20151110-0114462 (for open space of 1013 Caldwell Avenue Townhomes).

This is improved property located at 1013A Caldwell Avenue Nashville TN 37204

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 September, 2020.

Charles E. Hebbel

Susan G. Hebbel

Casey E. Hebbel by Susan G. Hebbel as Attorney in fact

Casey E. Hebbel by Susan G. Hebbel 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, aforesaid, Charles E. Hebbel and Susan G. Hebbel, 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 28th day of September, 2020.

Notary Public
My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan G. Hebbel, 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 Casey E. Hebbel and that she is authorized by Casey E. Hebbel to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of September, 2020.

Notary Public
My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024