THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2020 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 501505 DEEDWARR
10/26/2020 11:00:43 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20201026-0123716

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Ashworth	NEW OWNER	MAP
1803 Broadway Apt. 619		PARCEL 092-16-0D-619.00-CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Judith A. Chipman, Trustee of The Chipman Family Revocable Trust, originally dated September 21, 2009, as amended on June 8, 2016 and amended on March 25, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Ashworth, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 619, together with the appurtenant interest in the common elements of the Bristol on Broadway, a horizontal property regime established by Master Deed of record in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co owners and tenants of Bristol on Broadway, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Judith Chipman, unmarried by Warranty deed from Joseph Dylan Burroughs, a single man of record in Instrument No. 20161101-0115347 Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 01, 2016.

Being the same property conveyed to Judith A. Chipman, Trustee of the Chipman Family Revocable Trust, originally dated September 21, 2009, as amended on June 08, 2016 by Warranty deed from Judith Chipman a/k/a Judith A. Chipman, an unmarried person of record in Instrument No. 20170221-0017561 Register's Office for Davidson County, Tennessee, dated February 07, 2017 and recorded on February 21, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1803 Broadway Apt. 619, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand(-) this the 16th day of October, 2020.

Judith A. Chipman, Trustee by Jeff Chipman, Agent and Attorney-In-Fact

Judith A. Chipman, Trustee
by Jeffrey Chipman, Agent and 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, the within named **Jeffrey Chipman, Agent and Attorney in Fact** 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 on behalf of **Judith A. Chipman, Trustee**, as her Attorney in Fact, as the free act and deed of the within named **Judith A. Chipman, Trustee**.

Witness my hand and official seal this the 16 day of October, 2020.

My Commission expires on 8.2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE