Name and Address of New Owner:
Christopher C. Chapple and Maureen E. Creamer
2113 10th Avenue South
Nashville, TN 37204

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Greater Nashville Title, LLC (2)
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 105-13-0G-004.00-CO

Karen Johnson Davidson County
Batch# 504833 DEEDWARR
10/30/2020 08:02:14 AM 2 pgs
Fees: $13.00 Taxes: $2,752.80



20201030-0126390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher Joseph Hartnett, a/k/a Christopher Hartnett and Dana Hartnett, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maureen E Creamer and Christopher Chapple, joint tenants with the right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 2113B, The Square at Tenth Townhomes, established under Declaration and Master Deed of record in Instrument Number 20071211-0142951, 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 Christopher Joseph Hartnett, married, by Warranty deed from Casa Developments, LLC, of record in Instrument No. 20130208-0013451, Register's Office for Davidson County, Tennessee, dated February 04, 2013 and recorded on February 08, 2013. (Value of consideration shown in aforementioned deed $425,000.00.)

Being also known as 2113 B 10th Avenue South 2113B Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of October, 2020.

(SEAL)
Christopher Hartnett

(SEAL)
Dana Hartnett

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF ~~DAVIDSON~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Hartnett and Dana Hartnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

MICAH CULBREATH NOTARY PUBLIC STATE OF ALABAMA

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

Notary Public
My commission expires: 2-20-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $743,999.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of October, 2020.

Notary Public
My commission expires: 10-24-2023

April G. Nichols State of Tennessee Notary Public Williamson County

File No. 2020-1073