THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030805** Karen Johnson Davidson County Batch# 508714 DEEDWARR 11/04/2020 10:39:20 AM 2 pgs Fees: $13.00 Taxes: $3,662.63 20201104-0129092	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $989,900.00. KB Affiant Subscribed and sworn to before me, this 30th day of October, 2020. Notary Public My Commission Expires: 11/8/2021

WARRANTY DEED

Address New Owner: Elaine Curtis Fusco 2133 Chickering Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 14 0 010.00

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, **Gary N. Bishop, Jr. and Sarah K. Bishop, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elaine Curtis Fusco, unmarried**, ("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. 10 on the Plan of Chickering Valley of record in Plat Book 2331, Pages 121, 122 and 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary N. Bishop, Jr. and Wife, Sarah K. Bishop, by Warranty Deed from Ian L. Craig and Wife, Holly M. Craig, of record in Instrument No. 20160419-0037619 in the Register's Office of Davidson County, Tennessee, dated March 31, 2016 and recorded on April 19, 2016.

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 2021 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 Chickering Valley, as recorded in Plat Book 2331, Page(s) 121, 122 and 123.

Covenants, Conditions and Restrictions as set forth in Chickering Valley-Restrictive Covenants recorded in Book 2542, Page 25.

This is improved property located at 2133 Chickering Lane Nashville TN 37215

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 30th day of October, 2020.

Gary N. Bishop, Jr. Sarah K. Bishop

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary N. Bishop, Jr. and Sarah K. Bishop, 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 30th day of October, 2020.

Notary Public
My Commission Expires: _____

