WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,203,850.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

J-SB-CI-20-1308

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William E. Bendell and Johanna C. Bendell	**New Owner**	
(NAME) **1308 Lone Oak Circle**	(NAME)	**131-07-0-089.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHESNUT INFILL GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM E. BENDELL AND JOHANNA C. BENDELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Lone Oak Heights, of record in Plat Book 1424, Page 2, Amendment to Set Back Line recorded in Book 1710, Page 323, Registers Office for said County.

Said Lot No. 26 fronts 100 feet on the Northerly side of Lone Oak Circle and runs back 301.3 feet on the Westerly line and 238.5 feet on the Easterly line, to a dead line, measuring 120.5 feet thereon.

Being the same property conveyed to Chestnut Infill GP, a Tennessee general partnership by Warranty deed from Melissa Smith and husband, Gregory Shane Smith of record in Instrument No. 20190329-0028364 Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on March 29, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 1424, Page 2 and Instrument No. 20050802-0090178, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1488, Page 131, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1308 Lone Oak Circle, Nashville, Tennessee 37215**.

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

Karen Johnson Davidson County
Batch# 516872 **DEEDWARR**
11/16/2020 09:55:35 AM 2 pgs
Fees: $13.00 Taxes: $8,154.25

20201116-0134691

Witness my/our hand(s) this the 12th DAY OF NOVEMBER, 2020.

Chesnut Infill GP, a Tennessee general partnership

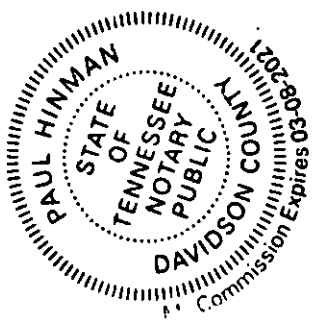
BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for CHESNUT INFILL GP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of CHESNUT INFILL GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212