THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031354** Karen Johnson Davidson County Batch# 517015 **DEEDWARR** 11/16/2020 11:57:08 AM 2 pgs Fees: $13.00 Taxes: $1,387.50 20201116-0134869	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Grace C. Peck Affiant Subscribed and sworn to before me, this 13th day of November, 2020. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-25-2022

WARRANTY DEED

Address New Owner: Grace Peck and Guy Peck 2503B Inga Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 09 3A 002.00

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, **Chad Bryson Cooley and Laura Cooley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grace Peck and Guy Peck, wife and husband**, ("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. B of 2503 Inga Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2503 Inga Homes, a Horizontal Property Regime, of record in Instrument Number 20160411-0034718, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Chad Bryson Cooley and Laura Cooley, husband and wife, by Warranty Deed from Nashville Property Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20170501-0042307, in the Register's Office of Davidson County, Tennessee, dated April 26, 2017 and recorded on May 01, 2017.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Springdale Subdivision Being a Resubdivision of Lots No. 64 to 80 Both Inclusive, No. 119 to 173 Both Inclusive in Trevecca Subdivision of Renraw, as recorded in Plat Book 974, Page(s) 18.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160411-0034718.

This is improved property located at 2503B Inga Street Nashville TN 37206

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 13th day of November, 2020.

Chad Bryson Cooley

Laura Cooley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad Bryson Cooley and Laura Cooley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2020.

Notary Public
My Commission Expires:

