Karen Johnson Davidson County
Batch# 524816 DEEDWARR
12/04/2020 02:08:31 PM 2 pgs
Fees: $13.00 Taxes: $2,183.00
20201204-0141306

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201030999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $590,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2020.

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Grimm and Vessela Papazova 7204 Natchez Pointe Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 155 10 0B 021.00

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, **Stacey R. Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Grimm and Vessela Papazova, husband and wife**, ("Grantees"), their 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. 21, on the plan of Final Plat of Natchez Pointe, of record in Instrument No. 20080402-0033047, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Stacey R. Smith, single woman, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20161024-0112016, in the Register's Office of Davidson County, Tennessee, dated October 20, 2016 and recorded on October 24, 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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the NATCHEZ POINTE, as recorded in Instrument No. 20080402-0033047.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080128-0008610, as amended in Instrument No. 20180521-0048617.

Easement for Transmission Line, recorded in Book 4150, Page 109.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070226-0023127.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070226-0023092.

This is improved property located at 7204 Natchez Pointe Drive Nashville TN 37221

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 3rd day of December, 2020.

Stacey R. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stacey R. Smith, 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 3rd day of December, 2020.

Notary Public
My Commission Expires: _____