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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031146** Karen Johnson Davidson County Batch# 532697 DEEDWARR 12/14/2020 10:48:27 AM 2 pgs Fees: $13.00 Taxes: $1,809.30 20201214-0146551	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $489,000.00. Affiant Subscribed and sworn to before me, this 10th day of December, 2020. Notary Public My Commission Expires: 7/9/22 LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner: Mark A. Robbins and Angela Dawn Robbins 3616 Hampton Ave Nashville TN 37215	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 104-10-0R-023.00 CO

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, **Andrew M. Hickman and Laura A. Hickman, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mark A. Robbins and Angela Dawn Robbins, 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 Unit No. 23 , on the Horizontal Property Regime for The Chesterfield, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description .

Being the same property conveyed to ANDREW M. HICKMAN and LAURA A. HICKMAN, HUSBAND AND WIFE, by deed from KATE R. STEELE AND TOM R. STEELE, of record in Instrument No. 20190502-0041101 , dated April 30, 2019 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-10-0R-023.00 CO.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20120627-0056191, amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, said Register's Office.

Sanitary Sewer Easement of record in Book 1129, page 133, Instrument No. 20070302-0025616 and Instrument No. 20120827-0076955, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 675, page 668, Book 731, page 425 and Book 741, page 516, said Register's Office.

Agreement for Dedication of Easement for Water Line and Appurtenance of record in Instrument No. 20120827-0077080, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage and Appurtenances of record as Instrument No. 20070409-0041475, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070409-0041489 , said Register's Office.

This is improved property located at 620 Chesterfield Way Nashville TN 37212

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 10th day of December, 2020.

Andrew M. Hickman

Laura A. Hickman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew M. Hickman and Laura A. Hickman, 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 10th day of December, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2022