WARRANTY DEED

Karen Johnson Davidson County
Batch# 535801 **DEEDWARR**
12/16/2020 11:34:05 AM 2 pgs
Fees: $13.00 Taxes: $7,581.30

20201216-0148552

J-SB-CH-20-3506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,049,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8-20-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Phillip Uhles	**New Owner**	
(NAME)	(NAME)	**117-11-U-2.00CO**
3506 Hopkins Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **JONATHAN PHILLIP UHLES, A SINGLE PERSON,** 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 Unit No. 3506 of Hopkins Street Residences, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200204-0012443, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to Chesnut Infill, GP, a Tennessee General Partnership, by Warranty Deed from Andrew W. McClelland and Gertrude H. McClelland, husband and wife, recorded October 28, 2019 in Instrument No. 20191028-0110387, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Andrew W. McClelland and Gertrude H. McClelland, husband and wife, by Warranty Deed from Gertrude H. McClelland, Joanne H. Floyd, Debra J. Cullman, Kristin Hostettler Laine and William R. Hostettler, Jr., Devisees under the Last Will and Testament of Margaret Ann Russell Hostettler, recorded October 10, 2016 in Instrument No. 20161010-0106746, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200204-0012443, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20200212-0016236, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3506 Hopkins Street, 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.

Witness my/our hand(s) this the 15th DAY OF DECEMBER, 2020.

Chesnut Infill, GP, a Tennessee general partnership

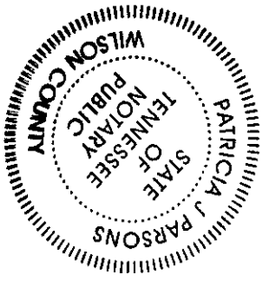
BY:_____
John Gleaves
Authorized Agent

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 15th of December, 2020.

_____
Notary Public
My Commission Expires: 8-20-2024
(SEAL)



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