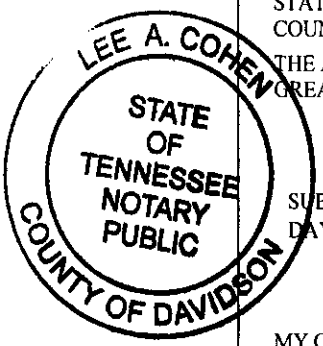


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL L. CHAPIN AND ROBERTA A. CHAPIN, TRUSTEES OF THE CHAPIN FAMILY TRUST DATED JUNE 8, 2017	**SAME**	**064-08-0A-057.00-CO**
(NAME)	(NAME)	
2072 REMINGTON PARK ROAD		
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 540113 **DEEDWARR**
12/22/2020 12:18:22 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20201222-0152185

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DAVID ABEL AND WIFE, LAURIE ABEL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL L. CHAPIN AND ROBERTA A. CHAPIN, TRUSTEES OF THE CHAPIN FAMILY TRUST DATED JUNE 8, 2017,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 96, Section Two, Merritt Downs as shown on plat of record in Instrument No. 20030904-0128443, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID ABEL AND WIFE, LAUREL ABEL, by deed from BEAZER HOME CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, of record in Instrument No. 20040712-0082606, dated July 9, 2004, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20030904-0128443; Restrictive Covenants contained in Instrument No. 20010604-0057881, Instrument No. 20010702-0069864, and Instrument No. 20040330-0035673; By-Laws in Instrument No. 20010608-0060786; Storm Water Detention Agreement of record in Instrument No. 20010119-0006024; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2072 REMINGTON PARK ROAD, OLD HICKORY, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 22 day of December, 2020.

DAVID ABEL

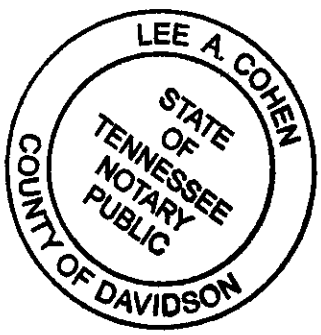
LAURIE ABEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Abel and wife, Laurie Abel,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of December, 2020.

My commission expires: **May 2, 2022**



Notary Public