ADDRESS NEW OWNER AS:
Travis D. Chapman
5616 Burgess Ave.
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

Map & Parcel: 103-02-0-003.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 540208 DEEDWARR
12/22/2020 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20201222-0152313

THIS DEED OF CONVEYANCE, executed and delivered by **Grace Lu** and **Adam Joseph Rude**, wife and husband, hereinafter called the Grantors, to **Travis D. Chapman**, a single man, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

**Being Unit No. 3, as established in Declaration of Covenants, Conditions and Restrictions for Catalyst Nashville, a Townhouse Planned Unit Development (a Horizontal Property Regime with Common Elements) of record at Instrument No. 20150113-0003593, amended in Instrument No. 20160921-0099727, Instrument No. 20161031-0015049, and Instrument No. 20201022-0123185, in the Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "C", to which reference is hereby made for a more particular description of said property.**

**Permitted Exceptions: The above described property is subject to the following:**

1. **Declaration of Protective Covenants, Conditions and Restrictions for Catalyst Nashville, a Townhouse Planned Unit Development, of record in Instrument No. 20150113-0003593, as amended in Instrument No. 20160921-0099727, Instrument No. 20161031-0115049 and Instrument No. 20201022-0123185, Register's Office for Davidson County, Tennessee.**
2. **Easements, setback lines, notes, environmental and conservation notes and all matters shown on subdivision plat appearing as Exhibit C to the Declaration of Protective Covenants, Conditions and Restrictions for Catalyst Nashville, a Townhouse Planned Unit Development, of record in Instrument No. 20150113-0003593, Register's Office for Davidson County, Tennessee.**
3. **Bylaws of Catalyst Nashville Homeowners Association appearing as Exhibit B to the Declaration of Protective Covenants, Conditions and Restrictions for Catalyst Nashville, a Townhouse Planned Unit Development, of record in Instrument No. 20150113-0003593, Register's Office for Davidson County, Tennessee.**
4. **Charter for Catalyst Nashville Homeowner's Association, Inc. of record in Instrument No. 20150402-0029006, Register's Office for Davidson County, Tennessee.**
5. **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20150402-0028666, Register's Office for Davidson County, Tennessee.**
6. **Right of way easement of record in Instrument No. 20150415-0033424, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Grace Lu and Adam Rude, by deed from Catalyst Nashville, LLC, a Tennessee Limited Liability Company, recorded July 19, 2017 in Instrument No. 20170719-0072496, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

GRACE LU

ADAM JOSEPH RUDE

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Grace Lu** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 16th day of December, 2020.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Adam Joseph Rude** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 16th day of December, 2020.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY EXP 5-18-2021

NOTARY PUBLIC

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STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$455,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 16 day of December 2020.

My Commission Expires: 2/15/2021

NOTARY PUBLIC/Register

ROBYN DUBA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

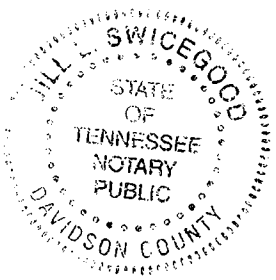
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)




Notary Public

My Commission Expires: July 9, 2022

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