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

CRT File No. 201231998

Karen Johnson Davidson County
Batch# 544617 **DEEDWARR**
01/04/2021 01:05:42 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20210104-0000651

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $685,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of December, 2020.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Ryan Yriart 412 Garfield Street Nashville TN 37208	New Owner	Tax Parcel ID No. 082-05-0G-007.00 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, **Jonathan Caplin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Ryan Yriart**, ("Grantee"), his 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. 7 on the plan of The Brownstones at 5 & G, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Brownstones at 5 & G, a Horizontal Property Regime with Private Elements of record in Instrument No. 20110729-0058214, amended in Instrument No. 20121106-0102552, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JONATHAN CAPLIN, by deed from WILLIAM J. NEWELL, JR. and TANISH A. NEWELL, of record in Instrument No. 20160930-0103555, dated September 29, 2016, said Register's Office.'

Said property was never the marital residence of Grantor.

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. 082-05-0G-007.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20110729-0058214, said Register's Office.

Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20120207-0010885, said Register's Office.

Right-of-Way Easement of record in Book 8397, page 963, said Register's Office.

Matters shown on the Plan of record in Plat Book 21, page 7, said Register's Office.

This is improved property located at 412 Garfield Street Nashville TN 37208

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 31st day of December, 2020.

Jonathan Caplin

STATE OF Missouri)

COUNTY OF St. Louis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Caplin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2020.

Notary Public

My Commission Expires: 6/21/2024

