THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131672**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,935,000.00 LaKin Singleton Affiant Subscribed and sworn to before me, this 28 day of December, 2020. Notary Public My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julia Havens and Hunter Havens 1306 Lone Oak Circle Nashville TN 37215	New Owner	Tax Parcel ID No. 131-07-0-088.00-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, **Michael E. Chandler and Brie A. Chandler, Trustees of The Chandler Joint Revocable Trust, dated November 10, 2018,** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Hunter Havens and Julia Havens, 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 Lot No. 25 on the Plan of Lone Oak Heights of record in Plat Book 1424, Page 2 and Instrument to amend Final Subdivision Plat record in Instrument Number 20050802-0090178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael E. Chandler and Brie A. Chandler, Trustees of The Chandler Joint Revocable Trust dated November 10, 2018 by Special Warranty Deed from Michael Eldon Chandler, Jr and wife, Brie A. Chandler of record in Instrument No. 20181130-0116970 Register's Office for Davidson County, Tennessee, dated November 10, 2018 and recorded on November 30, 2018.

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.

Taxes for the year 2021, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Book 1424, Page 2 and Instrument No. 20050802-0090178, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1488, Page 131, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1306 Lone Oak Circle, Nashville, TN 37215.

Karen Johnson Davidson County
Batch# 553720 DEEDWARR
01/13/2021 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $7,159.50
20210113-0006002

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, Grantors have executed this instrument on this 24th day of December, 2020.

The Chandler Joint Revocable Trust

BY: Michael E Chandler, TRUSTEE
Michael E. Chandler, Trustee

BY: Brie A. Chandler, TRUSTEE
Brie A. Chandler, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael E. Chandler and Brie A. Chandler, with whom I am personally acquainted, and who acknowledged that they are the Trustees of The Chandler Joint Revocable Trust and that as such Trustees, they executed the within instrument with authority and for the purposes therein contained.

WITNESS my hand and official seal, this 24th day of December, 2020.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Certificate of Authenticity

I, April G. Nichols, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Beane, a notary public for this county and state, April G. Nichols who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/2023.

Notary's Seal (If on paper)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson