Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 566515 DEEDWARR
02/03/2021 11:33:33 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20210203-0015510

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $520,000.00.

Affiant

Sworn to and subscribed before me this 1st day of February, 2021.

Notary Public
My Commission Expires:

JANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 6, 2022

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Lindsey E. Hoffman	509 C Chestfield Ave	Owner	
509 C Chestfield Ave			
Nashville, TN 37212	Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Jeffrey G. Weiner and Stephanie M. Dallas, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Lindsey E Hoffman, unmarried,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 41, The Chesterfield, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, amended at Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey G. Weiner and Stephanie M. Dallas, both unmarried as tenants in common with right of survivorship by Warranty deed from Taylor P. Smith and Farris R. Smith, husband and wife of record in Instrument No. 20160223-16960 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 23, 2016.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantors covenants with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 675, Page 668, Book 731, page 425, Book 741, page 516 and Instrument Nos. 20120627-0056191, 20121025-0098031, 20121227-0119329 and 20130125-008275, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the

covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Stormwater Detention Agreement of record in Instrument Number 20070409-0041489, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer of record in Book 1129, Page 133 and Instrument No. 20070302-0025616, in the Register's Office for Davidson County, Tennessee.
Easement for Storm Drainage of record in Instrument Number 20070409-0041475, in the Register's Office for Davidson County, Tennessee.
Conveyance to State of Tennessee of record in Book 5028, Page 724, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer of record in Instrument Number 20120827-0076955, in the Register's Office for Davidson County, Tennessee.
Easement for Water Line of record in Instrument Number 20120827-0077080, in the Register's Office for Davidson County, Tennessee.
All matters showing in the plat of a survey by J. Alan Cummings, Tenn. RLS No. 2351, Crawford Land Surveyors, P.C., Nashville, Tenn., dated November 18, 2005, and revised August 29, 2006; Including without an 8 inch sanitary sewer line crossing the center of the property in a generally Northwest to Southeast direction.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of February, 2021.

Jeffrey G. Weiner

Stephanie M. Dallas

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Jeffrey G. Weiner and Stephanie M. Dallas, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of February, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires