WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Karen Johnson Davidson County Batch# 576138 DEEDWARR 02/23/2021 04:01:38 PM 2 pgs Fees: $13.00 Taxes: $1,535.50 20210223-0022556 File #2021-73	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00. Affiant Subscribed and sworn to before me on February 18, 2021. NOTARY PUBLIC My Commission Expires: 2/26/23

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURNABLE TO
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
R. Leslie Charnock, Trustee 3422 Golf Club Ln. Nashville, TN 37215	New Owner	072-06-3H-015.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ERIC A. STEWART AND CRISTA R. STEWART, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **R. LESLIE CHARNOCK, TRUSTEE OF THE R. LESLIE CHARNOCK LIVING TRUST DATED JULY 2, 2007**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 15, as shown on the map entitled Declaration of Covenants, Conditions and Restrictions for Vibe Homeowners Association, of record in Instrument No. 20170703-0066733 and amended in Instrument No. 20170803-0079133 and Instrument No. 20180329-0029496 and corrected in Instrument No. 20181024-0105454, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ERIC A. STEWART AND CRISTA R. STEWART, HUSBAND AND WIFE, by deed from HV URBAN, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20181129-0116450, dated November 27, 2018, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1050 E. Trinity Ln., Unit 7, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on February 18, 2021.

Grantor:

Eric A. Stewart

Grantor:

Crista R. Stewart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ERIC A. STEWART AND CRISTA R. STEWART**, the within named bargainor, 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, at office, this 18th day of February, 2021.

Notary Public

My Commission Expires

My commission expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY