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

CRT File No. 210132804

Karen Johnson Davidson County
Batch# 584931 **DEEDWARR**
03/04/2021 03:01:04 PM 2 pgs
Fees: $13.00 Taxes: $1,095.20

20210304-0028658

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$315,000.00~~ $296,000.00

Affiant

Subscribed and sworn to before me, this 26th day of February, 2021.

Notary Public
My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 1-14-2023
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Isaac Thomas Krispin and Isabel Cristina Moura Tipton-Krispin 617 Fedders Drive Nashville TN 37115	BancorpSouth 2770 W. Jackson St. Tupelo, MS 38801	Tax Parcel ID No. 043 06 0 036.00

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, **Matthew G. Eden, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Isaac Thomas Krispin and Isabel Cristina Moura Tipton-Krispin, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, being Lot No. 38 on the Plan Of Madison Park, Section 2 as shown on plat of record in Book 3106, Page 141, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same Property conveyed to Matthew G. Eden, by Warranty Deed from Music City Holdings, LLC a Texas Limited Liability Company, of record in Instrument No. 20201001-0113528, in the Register's Office of Davidson County, Tennessee, dated September 25, 2020 and recorded on October 01, 2020.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Madison Park, Section 2, as recorded in Plat Book 3106, Page(s) 141.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3459, Page 406 and amended in Book 3460, Page 337.

This is improved property located at 617 Fedders Drive Nashville TN 37115

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 26th day of February, 2021.

Matthew G. Eden
BY: Kate Rosenthal, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Matthew G. Eden and that she is authorized by Matthew G. Eden to execute this instrument on their behalf.

Witness my hand, at office, this 26th day of February, 2021.

Notary Public
My Commission Expires: _____

