WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

DM-SB-ER-21-1506

Karen Johnson Davidson County
Batch# 654741 **DEEDWARR**
06/11/2021 10:55:16 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20210611-0078901

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chelsea E. Norman and Lauren Horbal	**CapStar Bank**	
(NAME)	(NAME)	**072 16 0 171.00**
1506 Preston Dr	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE GREEN, AN UNMARRIED INDIVIDUAL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHELSEA E. NORMAN, A MARRIED WOMAN, AND LAUREN HORBAL, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 83, on the Plan of Part Two, Porter Heights, of record in Plat Book 1424, Page 79, Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine Green, an unmarried individual, by Warranty Deed from Christopher Crawford, of record in Instrument No. 20150807-0078826, in the Register's Office of Davidson County, Tennessee, dated August 03, 2015 and recorded on August 07, 2015.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part Two, Porter Heights, as recorded in Plat Book 1424, Page(s) 79.

• Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1640, Page 81.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1506 Preston Dr, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 8th DAY OF JUNE, 2021.

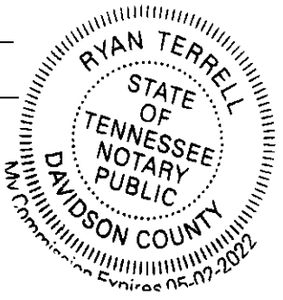
Katherine Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE GREEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212