WARRANTY DEED

RETURN TO:
FIDELITY TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE M. CATHERINE CLEARWATERS

J-SB-VRES-21-153

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

Karen Johnson Davidson County
Batch# 660424 **DEEDWARR**
06/21/2021 09:58:07 AM 2 pgs
Fees: $13.00 Taxes: $9,246.30

20210621-0083090

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Rege S. Eisaman and Alexis C. Eisaman	**New Owner**	
(NAME)	(NAME)	**130 09 0 043.00**
153 Alton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **CHESNUT INFILL GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REGE S. EISAMAN AND ALEXIS C. EISAMAN, HUSBAND AND WIFE,** 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 No. 11 of Block "B" on the Map of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks A, B, C & D, as of record in Plat Book 1130, Page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chesnut Infill, GP, a Tennessee General Partnership by Warranty Deed from Paul Thomas Stinson, Jr. and Harry Edward Stinson and Sara Anne Stinson of record in Instrument No. 20200228-0022582 in the Register's Office of Davidson County, Tennessee, dated February 27, 2020 and recorded on February 28, 2020.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1357, Page 41, Register's Office for Davidson County, Tennessee.
- Easement recorded in Book 1065, Page 6, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **153 Alton Road, Nashville, Tennessee 37205**.

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 18th DAY OF JUNE, 2021.

Chesnut Infill GP

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for CHESNUT INFILL GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of CHESNUT INFILL GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of June, 2021.

Notary Public
My Commission Expires: 10.17.21
(SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

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Nashville, TN 37212