Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

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# 674840 DEEDWARR
07/12/2021 11:18:33 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20210712-0093274

39-B
File #21-1433

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah C. Brown, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chase Michael Hostetter, single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 823, on the Plat of Campbell Grove Condominiums, which is a Resubdivision of Lots 1, 2, 3, 4, Battlefield Estates, Section 2. Unit No. 823 on the said plat is more particularly described in the Master Deed and By-Laws of record in Book 6400, page 323, Register's Office for Davidson County, Tennessee, and is shown specifically on the Final Plan which is attached as Exhibit "A" to the first Amendment to the Master Deed and By-Laws of Campbell Grove Condominiums, of record in Book 6553, pages 486 through 489, Registers Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Deborah C. Brown, unmarried by Warranty deed from Scott Berryman and Carole Berryman of record in Instrument No. 20090505-0041204 Register's Office for Davidson County, Tennessee, dated April 30, 2009 and recorded on May 05, 2009.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 823 Battlefield Drive, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Chase Michael Hostetter **823 Battlefield Drive** **Nashville, TN 37204**	*New Owner*	**118-06-0A-004.00**

WITNESS THE EXECUTION HEREOF this 8th day of July, 2021.

Deborah C. Brown

Deborah C. Brown

State of North Carolina
County of Durham

On this 8th day of July, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Deborah C. Brown, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Me'Ashja Hamilton

Notary Public

My Commission Expires: 03/28/2026

Me'ASHJA HAMILTON NOTARY PUBLIC DURHAM COUNTY, N.C

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 410,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of July, 2021.

J Anderson

Notary Public

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022