Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

CRT File No. 210233400

Karen Johnson Davidson County
Batch# 689377 DEEDWARR
08/03/2021 11:28:04 AM 2 pgs
Fees: $13.00 Taxes: $9,620.00

20210803-0104215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,600,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public
My Commission Expires

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wayne Chambless and Virginia Chambless 124 Gilman Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130 05 0 050.00

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, **Kevin James Millslagle and Amy Akard Millslagle, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wayne Chambless and Virginia Chambless, 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, Tennessee, being Lot No. 11 on Block "H", as shown on the Map entitled 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks E, F, G, H and K, of record in Plat Book 1130, Pages 71 and 72, 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 Kevin James Millslagle and wife, Amy Akard Millslagle, by Warranty Deed from William Jackson and wife, Molly B. Jackson, of record in Instrument No. 20110308-0018337, in the Register's Office of Davidson County, Tennessee, dated March 1, 2011 and recorded on March 8, 2011.

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.

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 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks E, F, G, H and K, as recorded in Plat Book 1130, Page(s) 71 and 72.

Covenants, Conditions and Restrictions as set forth in Deeds recorded in Book 1300, Page 397 and Book 1303, Page 693.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1361, Page 210.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20180809-0078739.

This is improved property located at 124 Gilman Avenue Nashville TN 37205

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 30th day of July, 2021.

Kevin James Millslagle

Amy Akard Millslagle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin James Millslagle and Amy Akard Millslagle, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2021.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021