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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210836965**<br><br>Karen Johnson Davidson County<br>Batch# 710883 **DEEDWARRSP**<br>09/07/2021 11:28:30 AM 2 pgs<br>Fees: $13.00 Taxes: $382.95<br>20210907-0119493 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $103,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of September, 2021.<br><br>Notary Public<br>My Commission Expires: |

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

## SPECIAL WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Chad Chaffin<br>3334 Vestry Avenue<br>Murfreesboro, TN 37129 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>105-08-0-033.00 |

**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, **Participant Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad Chaffin**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 32 on the Plan of the Old Fair Grounds, which plan is recorded in Plat Book 21, Page 116, Register' s Office for Davidson County, Tennessee.

Beginning at a point on East Hill Street, 100 feet South from the Northwest corner of said Lot 32, running thence Southwardly with East Hill Street 50 feet to a point; thence, East 142 feet, more or less, to a point on the line of Lot 33; thence, with the line of Lot 33, North 50 feet to a point 100 feet from South Hill Street and thence West 142 feet, more or less, to the beginning.

Being the same property conveyed to Participant Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from The Luken Family Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20190423-0037184 Register's Office for Davidson County, Tennessee, dated April 22, 2019 and recorded on April 23, 2019.

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 116, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer/Storm Drainage of record in Book 9487, Page 966 and Book 9487, Page 969, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1310 Lewis Street Nashville TN 37210

**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 seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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 3rd day of September, 2021.

Participant Properties, LLC

By: Daniel Hogan, Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Daniel Hogan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Participant Properties, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 3rd day of September, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024