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

CRT File No. 210937571

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $950,000.00.

Affiant

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

Notary Public
My Commission Expires: 1-5-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 729278 DEEDWARR
10/04/2021 10:59:45 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20211004-0132986

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chesnut Infill, GP. 1745 Gary Lane Hopkinsville, KY 42240	New Owner	Tax Parcel ID No. 116 16 0 149.00

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, **Martin R. Burns and Georgeana Burns, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chesnut Infill, GP, a Tennessee general partnership** ("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. 32 on the Plan of Vailwood Heights as of record in Book 1835, Page 32, Register's Office for said County.

Said Lot No. 32 fronts 114.2 feet on the Easterly side of Wallace Lane and runs back 372.5 feet on the Northerly line and 347.8 feet on the Southerly line to a dead line, measuring 134.2 feet thereon.

Being the same property conveyed to Martin R. Burns and spouse, Georgeana Burns, by Warranty Deed from Robinette M. Sneed, Ewing W. McPherson and spouse, Jane T. McPherson, of record in Book 9413, Page 736, in the Register's Office of Davidson County, Tennessee, dated July 20, 1994 and recorded on July 21, 1994.

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 and assessments for the year 2021 and subsequent years, 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 Vailwood Heights, as recorded in Plat Book 1835, Page(s) 32.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1049, Page 546 and Book 1318, Page 332.

Easement recorded in Book 1037, Page 572.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6869, Page 656.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3-RU-21-4128

Easement for the flow of the waters of the Sugartree Creek, and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the waters of the Sugartree Creek, free from diminution or pollution.

This is improved property located at 4128 Wallace Lane Nashville TN 37215

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 September, 2021.

Martin R. Burns

Georgeana Burns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martin R. Burns and Georgeana Burns, 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 September, 2021.

Notary Public

My Commission Expires: _____

