WARRANTY DEED

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

J-CI-21-148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 729355 **DEEDWARR**
10/04/2021 12:01:15 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20211004-0133131

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Chesnut Infill, GP	**New Owner**	
(NAME) **1745 Gary Lane**	(NAME)	**130-09-0-031.00**
(ADDRESS) **Hopkinsville, KY 42240**	(ADDRESS)	
(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, **DEBRA L. CROSBY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHESNUT INFILL, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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. 10 Block "C" on the Plan 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 said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Debra L. Crosby and husband, David B. Crosby by Warranty deed from William V. Rolfe and wife, Cathryn J. Rolfe of record in Book 9479, page 316, Register's Office for Davidson County, Tennessee, dated September 28, 1994 and recorded on September 30, 1994.
The said David B. Crosby having since died on January 12, 2021, leaving Debra L. Crosby as the surviving tenant by the entirety.

This conveyance is subject to:
- 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 1130, Page 62, and amended in Plat Book 5336, Page 842 Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5321, Page 452, 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: **148 Alton Rd, 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 30 DAY OF SEPTEMBER, 2021.

Debra L. Crosby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA L. CROSBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212