WARRANTY DEED

Karen Johnson Davidson County
Batch# 796458 DEEDWARR
01/27/2022 03:49:30 PM 2 pgs
Fees: $13.00 Taxes: $3,792.50
20220127-0010173

File #21-3000-503-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 1.26.25
(AFFIX SEAL)

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan David Stone	Pinnacle Bank	
(NAME)	150 3rd Avenue South, Suite 1000	**104-02-2A-503.00-CO**
3000 Poston Avenue, #503	Nashville, TN 37201	
(ADDRESS)		
Nashville, TN 37203		
(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, **MARSHALL CHAPMAN, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN DAVID STONE, AN UNMARRIED MAN** 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 Unit No. 503, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, and Third Amendment to Master Deed of record in Instrument No. 20190531-0051836, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 503A and 503B on P-2 Lower Level Garage as set forth in said Master Deed.

Being the same property conveyed to Marshall Chapman by Warranty deed from The Poston At The Park, LLC, a Tennessee limited liability company of record in Instrument No. 20171024-0108859 Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on October 24, 2017.

This conveyance is subject to:
* Taxes for the year 2021, a lien due and payable, but not delinquent.
* Plan of record in Plat Book 57, Page 114, Register's Office for Davidson County, Tennessee.
* Master Deed establishing a Horizontal Property Regime of The Poston At The Park Condominiums of record in Instrument Number 20151209-0124008, as amended in Instrument Number 20151215-0126061, Instrument Number 20170330-0031250 and Instrument Number 20190531-0051836, Register's Office for Davidson County, Tennessee.
* Charter for The Poston At The Park Homeowners' Association, Inc. of record in Instrument Number 20151209-0124004, in the Register's Office for Davidson County, Tennessee.
* Metro Codes Letter of record in Book 5378, Page 11, in the Register's Office for Davidson County, Tennessee.
* Restrictions for Stormwater Facilities and Systems of record in Instrument Number 20150721-0071420, in the

Register's Office for Davidson County, Tennessee.
* Utility Line Easement of record in Instrument Number 20161014-0108914 and Instrument Number 20161014-0108915, in the Register's Office for Davidson County, Tennessee.
* Easement to Comcast of Nashville I, LLC of record in Instrument Number 20161212-0130105, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3000 Poston Avenue, #503, Nashville, TN 37203**.

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 12th day of January, 2022.

Marshall Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of January, 2022, before me personally appeared Marshall Chapman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of January, 2022.

Notary Signature
My commission expires:

G LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on JAN 19, 2022.

Affiant Signature

JAN 19, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19TH day of JAN. 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025