WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,362,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chesnut Infill, GP, a Tennesee general partnership	Chesnut Infill, GP, a Tennesee general partnership	129-03-0-029.00
(NAME)	(NAME)	
6315 E Valley Road	1745 Gary Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Hopkinsville, KY 42240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 814847 **DEEDWARR**
03/03/2022 12:25:39 PM 2 pgs
Fees: $13.00 Taxes: $5,039.40

20220303-0024446

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 considerations, the receipt of which is hereby acknowledged, I/we Thomas E. Tatro and Stephanie Tatro, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Chesnut Infill, GP, a Tennesee general partnership, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 49, SECTION I, WEST MEADE FARMS INC., as shown on plat of record in Book 1424, Page 47, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas Tatro and Stephanie Tatro, husband and wife by Warranty Deed from Bryan J. Kaegi and Elizabeth K. Kaegi, husband and wife, dated 05/19/2014 and recorded 05/21/2014, of record in Instrument 201405210043742, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas J. Brown and Nancy W. Brown, husband and wife by Quit Claim Deed from Thomas Tatro and Stephanie Tatro, husband and wife, dated 06/16/2014 and recorded 06/18/2014, of record in Instrument 201406180053299, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas E. Tatro and Stephanie Tatro, husband and wife by Quit Claim Deed from Douglas J. Brown and Nancy W. Brown, husband and wife, dated 02/22/2016 and recorded 02/24/2016, of record in Instrument 201602240017394, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6315 E Valley Road, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 28th day of February, 2022.

Thomas E. Tatro

Stephanie Tatro

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Tatro and Stephanie Tatro, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of February, 2022.

STEPHEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075