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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. 220239781** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $985,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 4th day of March, 2022.<br><br>Notary Public<br>My Commission Expires: |

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

Karen Johnson Davidson County
Batch# 816299 DEEDWARR
03/07/2022 09:22:29 AM 2 pgs
Fees: $13.00 Taxes: $3,644.50
20220307-0025409

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Magnus Campos<br>2912 Woodlawn<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>117 02 0 014.00 |

**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, **Austen Weatherly and Bradley Weatherly, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Magnus Campos**, ("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 the Southerly 113 feet at the front and 83 feet at the rear of Lot 4 of Block 1 on the Plan of E.L. Hampton's Subdivision of the Stokes Tract of record in Plat Book 974, Page 24, as amended in Book 8450, Page 735, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 4 fronts 113 feet on the Northwesterly side of Woodlawn Avenue and extends back between lines, 200 feet, more or less, on the Northwesterly line and 170 feet on the Southwesterly line to a dead line in the rear, measuring 83 feet thereon.

Being the same property conveyed to Austen Weatherly and Bradley Weatherly, husband and wife, by Warranty Deed from David C. Kelleher and Hale P. Kelleher, husband and wife, of record in Instrument No. 20191010-0103857, in the Register's Office of Davidson County, Tennessee, dated October 7, 2019 and recorded on October 10, 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 and assessments for the year 2022 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 E.L. Hampton's Subdivision of the Stokes Tract, as recorded in Plat Book 974, Page(s) 24; amended in Book 8450, Page 735.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4076, Page 293.

Easement for Driveway, recorded in Book 8450, Page 738.

This is improved property located at 2912 Woodlawn 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 4th day of March, 2022.

Austen Weatherly
BY: Jon Harris, Attorney-in-fact

Bradley Weatherly
BY: Jon Harris, Attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Austen Weatherly and Bradley Weatherly and that he is authorized by Austen Weatherly and Bradley Weatherly to execute this instrument on their behalf.

Witness my hand, at office, this 4th day of March, 2022.

Notary Public
My Commission Expires: _____

