Karen Johnson Davidson County
Batch# 854103 DEEDWARR
05/12/2022 10:35:34 AM 2 pgs
Fees: $13.00 Taxes: $2,886.00
20220512-0054589

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED EIGHTY THOUSAND AND 00/100 (780,000.00).

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of May, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Emily Tarvin and Alan Arrowsmith (NAME)	**NEW OWNER** (NAME)	**072 14 3R 001.00**
2418 Chapel Avenue Nashville, TN 37206 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of May, 2022, the undersigned, **HAMPTON BOURNE AND KAYLYN BOURNE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **EMILY TARVIN AND ALAN MERRITT ARROWSMITH, II, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2418 CHAPEL AVENUE, NASHVILLE, TN 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, on the Plan of 2418 Chapel Avenue, a Planned Unit Development (with Private Elements), as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161017-0109391, in the Register's office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hampton Bourne and Kaylyn Bourne, by Warranty Deed from Luis Fernando Lopez Gonzalez and Lauren Eppinger, of record in Instrument No. 20220114-005755, in the Register's Office of Davidson County, Tennessee, dated January 06, 2022 and recorded on January 14, 2022.

Being the same property conveyed to Lauren E. Eppinger and Luis Fernando Lopez Gonzalez, Wife and Husband, by Warranty Deed from Atkins & Associates Homebuilders, Inc., of record in Instrument No. 20180710-0066645, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018 and recorded on July 10, 2018.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of May, 2022.

GRANTOR: Hampton Bourne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Hampton Bourne**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 10th day of May, 2022.

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

Notary Public My Commission Expires

GRANTOR: Kaylyn Bourne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Kaylyn Bourne**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 10th day of May, 2022.

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

Notary Public My Commission Expires