THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239507

Karen Johnson Davidson County
Batch# 868431 DEEDWARR
06/07/2022 12:28:43 PM 2 pgs
Fees: $13.00 Taxes: $5,642.50

20220607-0065177

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,525,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laurence Esposito and Sarah Esposito 4034 Crestridge Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132 02 0 019.00

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, **David Franklin Gordon and Abigail Smith Gordon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurence Esposito and Sarah Esposito, husband and wife**, ("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, Lot No. 30 on the Plan of Brookhaven Estates, of record in Book 1835, Pages 49-51, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to David Franklin Gordon and wife, Abigail Gordon, by Warranty Deed from Charles D. Robbins and wife, Mary Lynn Robbins, of record in Instrument No. 20130411-0035705, in the Register's Office of Davidson County, Tennessee; dated April 3, 2013 and recorded on April 11, 2013.

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 Brookhaven Estates, as recorded in Plat Book 1835, Page(s) 49-51; .

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1969, Page 609 and amended in Book 3529, Page 623.

This is improved property located at 4034 Crestridge Drive Nashville TN 37204

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 31st day of May, 2022.

David Franklin Gordon

Abigail Smith Gordon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Franklin Gordon and Abigail Smith Gordon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public
My Commission Expires: _____

