WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2022. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Y-C-22-4204	

Logan C.E. Bell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 06/11/2023
GREATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Robert K. DeCamp	**New Owner**	
(NAME) **4204 Hillsboro Pike #110**	(NAME)	**131-02-0D-010.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **DALE CHAFFIN AND SHERRY CHAFFIN, TRUSTEES OF THE DALE AND SHERRY CHAFFIN LIVING TRUST, DATED NOVEMBER 15, 2017, AS TENANTS BY THE ENTIRETIES.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT K. DECAMP, A SINGLE 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 Lot No. 10 in Hillsboro Hall, Phase I, a Private Element Horizontal Property Regime (Being the Plan of The Village at Hillsboro), located at 4204 Hillsboro Pike, Davidson County, Tennessee, and described in a Declaration, of record in Book 11713, Page 350, and as shown in Plat Book 11700, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dale Chaffin and Sherry Chaffin, husband and wife by Warranty deed from Michael D. Johnson, unmarried of record in Instrument No. 20151123-0118566 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 23, 2015.

Being the same property conveyed to Dale Chaffin and Sherry Chaffin, Trustees of the Dale and Sherry Chaffin Living Trust, dated November 15, 2017, as tenants by the entireties by Quitclaim deed from Dale Chaffin and Sherry Chaffin, husband and wife of record in Instrument No. 20180201-0010523 Register's Office for Davidson County, Tennessee, dated December 07, 2017 and recorded on February 01, 2018.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page 45, Plat Book 9700, page 768, Plat Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee.
- Charter for Hillsboro Hall, Phase I of record in Book 11728, Page 763, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11713, Page 350, Register's Office for Davidson County, Tennessee.
- By-Laws, Covenants, Conditions and Restrictions for Hillsboro Hall, Phase I, of record in Book 11713, page 356 (being a part of the Declaration establishing a Private Element Horizontal Property Regime for Hillsboro Hall, Phase I recorded in Book 11713, page 350), in the Register's Office for Davidson County, Tennessee. First Amendment to By-Laws, Covenants, Conditions and Restrictions for Hillsboro Hall, Phase I, of record as Instrument No. 20000202-0010655, and Second Amendment to By-Laws, Covenants, Conditions and Restrictions for Hillsboro Hall, Phase I, of record as Instrument No. 20170505-0044942 and Third Amendment to By-Laws, Covenants, Conditions and Restrictions for Hillsboro Hall, Phase I, of record as Instrument No. 20181018-0103554, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Hillsboro Hall, Phase I, Inc. of record in Book 11713, Page 381, in the Register's Office for Davidson County, Tennessee.
- Legal Opinion (stating this is a PUD) of record in Book 11713, Page 380, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 904177 **DEEDWARR**
08/16/2022 01:47:29 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20220816-0092866

- Cross-Easements of record in Book 11622, Page 610, in the Register's Office for Davidson County, Tennessee.
- Easement to State of Tennessee for perpetual highway purposes recorded in Book 4420, page 41, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 3921, page 443, and Book 11224, page 625.
- Easement for Cable television and maintenance agreement of record in Book 11534, Page 599, 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 **improved** property known as: **4204 Hillsboro Pike #110, Nashville, Tennessee 37215**.

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 9th DAY OF AUGUST, 2022.

The Dale and Sherry Chaffin Living Trust, dated November 15, 2017

BY: Dale Chaffin, Trustee
Dale Chaffin
Trustee

BY: Sherry Chaffin, Trustee
Sherry Chaffin
Trustee

STATE OF KANSAS
COUNTY OF ELLIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE CHAFFIN, TRUSTEE of THE DALE AND SHERRY CHAFFIN LIVING TRUST, DATED NOVEMBER 15, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of August, 2022.

Notary Public
My Commission Expires: 03-25-2026
(SEAL)

NOTARY PUBLIC STATE OF KANSAS
ANDREW A. RUPP
NOTAPY PUBLIC
STATE OF KANSAS
My App. Exp. 03-25-2026

STATE OF KANSAS
COUNTY OF ELLIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY CHAFFIN, TRUSTEE of THE DALE AND SHERRY CHAFFIN LIVING TRUST, DATED NOVEMBER 15, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of August, 2022.

Notary Public
My Commission Expires: 03-25-2026
(SEAL)

NOTARY PUBLIC STATE OF KANSAS
ANDREW A. RUPP
NOTAPY PUBLIC
STATE OF KANSAS
My App. Exp. 03-25-2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212