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

CRT File No. 220942521

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of October, 2022.

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 933018 DEEDWARR
10/24/2022 10:49:12 AM 2 pgs
Fees: $13.00 Taxes: $5,272.50

20221024-0115246

Prepared by:
ecord and Return To:
ian and Rosenthal Title, Inc
irton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Campbell and Elizabeth Drew Campbell 113 Savoy Circle Nashville TN 37205	New Owner	Tax Parcel ID No. 104-14-0G-130.00 CO

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, **Christopher J. Begley and Dana M. Begley, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel Campbell and Elizabeth Drew Campbell, husband and wife**, ("Grantees"), their 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 Lot(s) 19, as shown on the map entitled Final Plat of Whitworth Phase 02, of record in Plat Book 7900, page 470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER J. BEGLEY and wife, DANA M. BEGLEY, by deed from JEFFREY D. HORN and wife, RITA K. HORN, of record in Instrument No. 20150501-0039557 , dated April 30, 2015 , said Register's Office.

This is improved property known as 113 Savoy Circle, Nashville, TN 37205.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 104-14-0G-130.00 CO.

Matters shown on the Plan of record in Plat Book 7900, Page 470, said Register's Office.

Declaration of Covenants, By-Laws, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, Page 305, Book 8282, Page 45, Book 8830, Page 249 Instrument No. 20020812-0097386 and Instrument Number 20100615-0046543 , said Register's Office.

Agreement for Water Mains of record in Book 7868, Page 959, said Register's Office.

Designation Agreement of record in Book 8830 , Page 270 , said Register's Office.

This is improved property located at 113 Savoy Circle Nashville TN 37205

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 21st day of October, 2022.

Christopher J. Begley by Ryan Dieck, his Attorney-in-Fact

Christopher J. Begley by Ryan Dieck, his
Attorney-in-Fact

Dana M. Begley by Ryan Dieck, her Attorney-in-Fact

Dana M. Begley by Ryan Dieck, her
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, Ryan Dieck, 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 Christopher J. Begley and Dana M. Begley and that he is authorized by Christopher J. Begley and Dana M. Begley to execute this instrument on their behalf.

Witness my hand, at office, this 21st day of October, 2022.

J Anderson

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____