RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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

CRT File No. 221142904

Karen Johnson Davidson County
Batch# 952323 DEEDWARR
12/16/2022 09:45:38 AM 2 pgs
Fees: $13.00 Taxes: $1,842.60

20221216-0130244

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $498,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2022.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary Public
My Commission Expires: 1-8-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph L. Emmons and Therese S. Emmons 409 Chessington Court Nashville TN 37221	New Owner	Tax Parcel ID No. 155 08 0C 007.00

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 F. Spence and wife Alyson Spence,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph L. Emmons and Therese S. Emmons, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 7 on the plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Pages 339-347, amended in Book 7900, Page 888-889 in Register's Office for Davidson County, Tennessee, to which reference is herby made for a more complete and accurate description.

Said Lot No. 7 fronts 32.96 feet on the Easterly margin of Chessington Court and extends back 124.61 feet on the Northerly line and 163.55 feet on the Southwesterly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to David F. Spence and wife, Alyson Spence, by Warranty Deed from Larry D. Hughes, an unmarried person, of record in Instrument No. 20050606-0063952, in the Register's Office of Davidson County, Tennessee, dated May 31, 2005 and recorded on June 06, 2005.

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 for the year 2023 and thereafter, 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 Poplar Creek Estates, Phase 2, as recorded in Plat Book 6900, Page(s) 399 to 347 As Amendment and Change of Survey Monumentation recorded Plat Book 7900, Page 888 to 889.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6662, Page 433, amended in Book 6987, Page 966, Book 7270, Page 648 and Book 7964, Page 33.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9472, Page 824.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 6804, Page 536.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7099, Page 299.

This is improved property located at 409 Chessington Court Nashville TN 37221

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 14th day of December, 2022.

David F. Spence

Alyson Spence

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David F. Spence and Alyson Spence, 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 14th day of December, 2022.

Notary Public
My Commission Expires:

