Karen Johnson Davidson County
Batch# 1019744 DEEDWARR
06/27/2023 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $4,162.50
20230627-0048914

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37638	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00. Affiant Subscribed and sworn to before me this 27th day of June, 2023. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Davis Chaffin and Camille Grote Chaffin 2128 Golf Club Lane Nashville, TN 37215	CapStar Bank 2002 Richard Jones Road Ste A300 Nashville, TN 37215	Map and Parcel No.: 117070A15900CO

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, Frank A. Downey, Trustee of the William & Danya Downey Living Trust, established by the Revocable Trust Agreement of William Lee Downey and Danya K. Downey dated September 14, 2022, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Robert Davis Chaffin and Camille Grote Chaffin, husband and wife, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2128 Golf Club Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

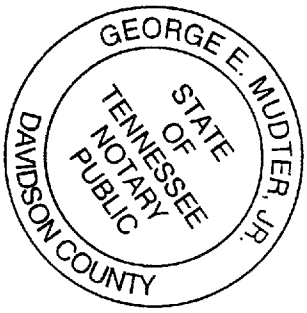
IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of June, 2023.

Frank A. Downey, Trustee of the William & Danya Downey Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank A. Downey, Trustee, 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.

Witness my hand, at office, this 27th day of June, 2023.



Notary Public

My Commission Expires: 3/6/24

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 159, on the Plan of Gloucester Square, as of record in Plat Book 4460, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William L. Downey M.D. and wife, Danya K. Downey by deed dated June 29, 1972 from Creason Clayton of record in Book 4620, Page 560, Register's Office for Davidson County, Tennessee. William L. Downey, M.D. having conveyed his interest in subject property to Danya K. Downey by Quitclaim Deed of record in Book 10064, Page 916, Register's Office for Davidson County, Tennessee. Danya K. Downey having conveyed subject property to William L. Downey and Danya K. Downey, as tenants in common by Quitclaim Deed of record in Instrument No. 20040812-0097792, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 14, 2022 of record in Instrument No. 20220919-0104325, Register's Office for Davidson County, Tennessee, William Lee Downey and wife, Danya K. Downey conveyed subject property to William Lee Downey and/or Danya K. Downey, Trustees of the William & Danya Downey Living Trust, established by the Revocable Trust Agreement of William Lee Downey and Danya K. Downey dated September 14, 2022. Instrument Of Correction of record in Instrument No. 20230621-0047106, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable which have been prorated and assumed by Grantee. Map and Parcel No. 117070A15900CO. (Estimated to be $6,229.78)
2. Restrictive covenants contained in an instrument of record in Book 4548, page 217, amended in Book 5915, page 274, Instrument No. 20110412-0028198, Instrument No. 20110517-0037597, and Instrument No. 20150414-0032622, Register's Office for Davidson, County, Tennessee.
3. By-Laws of Gloucester Square, of record in Book 4579, page 86, amended in Book 4685, page 177, Instrument No. 20110412-0028197, and Instrument No. 20120626-0055964, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 4460, page 50, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 4/27/23

GEORGE E. MUDTER, JR.
Dated 4/27/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 4/27/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

