Return to:
Attorneys Title Company
2927 Berry Hill Drive
Nashville, TN 37204
File No. 37263-8

Karen Johnson Davidson County
Batch # 1139683 DEEDWARR
05/28/2024 09:46:17 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00

20240528-0039250

Box 14

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2024.

Notary Public

My Commission Expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Address New Owner As Follows:
Holly Ruffin Barnhart
18 Lexington Green
Nashville, TN 37215

Send Tax Bills To:
Cardinal Financial Company,
Limited Partnership DBA
People's Home Equity
P.O. Box 0054
Palatine, IL 60055-0054

Map-Parcel Number:
131-01-0J-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID P. CHAMBERS, JR. and wife, JANICE CHAMBERS**, hereinafter called the Grantors, have bargained and sold, and by these presents do

transfer and convey unto **HOLLY RUFFIN BARNHART, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Lexington Green of record in Plat Book 6900, Page 198, and Corrected in Book 7501, Page 786, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.
>
> Being all of the same property conveyed to David P. Chambers, Jr., unmarried, by Warranty Deed dated February 27, 1996, from Jamie P. Choppin, unmarried, of record in Book 9961, Page 963, Register's Office for Davidson County, Tennessee. The said property was further conveyed to David P. Chambers, Jr., and wife, Janice Chambers, by Quitclaim Deed to Create a Tenancy by the Entirety, dated May 15, 1997, from David P. Chambers, of record in Book 10458, Page 73, said Register's Office.

This conveyance is made subject to:

1. 2024 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6900, Page 198 and corrected in Book 7501, Page 786, Register's Office for Davidson County, Tennessee.

3. Abandonment of a Utility Easement of record in Book 7628, Page 676, Register's Office for Davidson County, Tennessee.

4. Amended and Restated Declaration of Easements and Restrictive Covenants for Lexington Green, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200612-0060333, as amended by First Amendment of record in Instrument No. 20210524-0070335 and Certification of record in Instrument No. 20210616-0080888, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4155, Page 552, and Book 4159, Page 121, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the use of the common areas/elements.

7. Charter of record in Book 7144, Page 262, Register's Office for Davidson County, Tennessee.

This is improved property known as 18 Lexington Green, Nashville, TN 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, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

{Signature Page to follow}

WITNESS my hand this 23rd day of May, 2024.

David P. Chambers, Jr.

Janice Chambers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID P. CHAMBERS, JR. AND JANICE CHAMBERS**, the within named bargainors, 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 23 day of May, 2024.

Notary Public

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

My Commission Expires: _____