STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$1,350,000.00** (One Million Three Hundred Fifty Thousand)

AFFIANT

Subscribed to and sworn before me this 4th day of April, 2025

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/03/2028 DAVIDSON COUNTY (NOTARY SEAL)

Karen Johnson Davidson County
Batch # 1257376 **DEEDWARR**
04/08/2025 09 40 52 AM 2 pgs
Fees $13 00 Taxes $4,995 00

20250408-0026521

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
William Putnam Chapman and Melissa Beca Chapman 1107A Biltmore Drive Nashville, TN 37204	**SAME AS NEW OWNER**	131-12-0Z-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH C. HILL AND LISA G. HILL, HUSBAND AND WIFE** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WILLIAM PUTNAM CHAPMAN AND MELISSA BECA CHAPMAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT

Land in Davidson County, Tennessee, being Unit A of the Homes at 1107 Biltmore, a planned unit of development, as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for Homes At 1107 Biltmore, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160330-0030047, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 1107 Biltmore, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160330-0030047 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joseph C. Hill and Lisa G. Hill, husband and wife by Warranty Deed from Aspen Builders, LLC, a Tennessee limited Liability Company of record in Instrument No. 20170124-0007502 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 24, 2017.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is.	(**X**) IMPROVED ( ) UNIMPROVED	Property known as **1107A BILTMORE DRIVE** **NASHVILLE, TN 37204**

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 Whenever 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, this 4th day of April, 2025

Joseph C. Hill

Lisa G. Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of April, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph C. Hill and Lisa G. Hill** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 4th day of April, 2025.

Notary Public

Commission Expires:

