WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.** Affiant Subscribed and sworn to before me, this the 27th day of April, 2017. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170036294 DEEDWARR
Recvd: 05/01/17 09:22 2 pgs
Fees:13.00 Taxes:1036.00
20170501-0042242

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Geneva Marie Peoples	**OWNER**	**Map 141-05-0-A Parcel 648-00CO**
534 Avondale Park Blvd.		
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

George W. Bess and Chelsea N. Bess, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Geneva Marie Peoples, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 648 on the Plan of Avondale, Phase 3, Section 1, of record in Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George W. Bess and Chelsea N. Bess, husband and wife, by Deed dated December 19, 2014 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20141223-0117317, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of George W. Bess, pursuant to a Power of Attorney executed by same on the 17th day of April, 2017, of record in Instrument No. 20170501-0042241, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1) All matters appearing on plan of record in Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee. 2) Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee. 3) Access Easement Agreement recorded in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee. 4) Transmission Line Easement recorded in Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee. 5) Deed to USA recorded in Book 4118, Page 694, and in Book 4228, Page 635, Register's Office for Davidson County, Tennessee. 6) Order to TVA recorded in Book 4273, Page 280, Register's Office for Davidson County, Tennessee. 7) Easement to Harpeth Valley Utilities District recorded in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, Register's Office for Davidson County, Tennessee. 8) Declaration of Restrictive Covenants contained in instrument of record in Instrument No. 20020821-0100879, Register's Office for Davidson County, Tennessee. 9) Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20071002-0117293 and Instrument No. 20141202-0110280, Register's Office for Davidson County, Tennessee. 10) Subject to easement in Book 5738, Page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee. 11) Subject to Permanent Easement Agreement recorded in Instrument No. 20090707-0063325, Register's Office for Davidson County, Tennessee. 12) Subject to Easement Deed to U.S. Sprint Communications Company recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee. 13) Subject to Charter for Avondale Park Owners' Association, Inc. recorded in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee. 14) Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee. 15) Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, Register's Office for Davidson County, Tennessee. 16) Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for

Davidson County, Tennessee. 17) Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee. 18) Easement for water main across the Dower Tract, a part of the Property, from the 38.71-acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee). 19) Subject to easements of record in Book 10748, Page 876, Register's Office for Davidson County, Tennessee. Subject to Riparian Rights claimed or asserted by surrounding land owners and the State of Tennessee. 20) A portion of the overall Property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey). 21) Subject to rights of others in and to common areas/elements. 22) Subject to lien for special assessment contained in the DCCR's/Master Deed. Storm Water Maintenance Agreement of record in Instrument No. 20141202-0110280, Register's Office for Davidson County, Tennessee. 23) Avondale Park Blvd Right-of-way Dedication of record in Instrument No. 20140722-0064838, Register's Office for Davidson County, Tennessee. 24) Easement over the CSX Railroad was granted by CSX of record in Instrument No. 20140407-0028965, Register's Office for Davidson County, Tennessee. 25) Agreement for Dedication of Ingress/Egress Easement of record in Instrument No. 20080701-0067905, Register's Office for Davidson County, Tennessee. 26) Contract between Louisville & Nashville Railroad Co. and Joe M. Rogers of record in Book 5348, Page 362, Assignment of Contract between Joe M. Rogers and Buck Allison, Inc. of record in Book 5902, Page 469, and Assignment of Contract of record in Instrument No. 20041207-0145663, Register's Office for Davidson County, Tennessee. 27) Current taxes prorated and assumed by Grantee.

This is improved (__x__) Unimproved (____) property, known as **534 Avondale Park Blvd., Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this **27th** day of **April, 2017.**

George N. Bess by Chelsea N. Bess Atty. in Fact

George W. Bess by Chelsea N. Bess, Attorney-in-Fact

Chelsea N. Bess

Chelsea N. Bess

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Chelsea N. Bess,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **April, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, the within named **Chelsea N. Bess**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **George W. Bess** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **George W. Bess**, for the purpose therein contained, by signing the name of **George W. Bess,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **April, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.