THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170411383

BILL GARRETT, Davidson County
Trans: T20170036868 DEEDWARR
Recvd: 05/02/17 10:29 2 pgs
Fees: 13.00 Taxes: 4399.30
20170502-0042981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,789,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ashley McAdams	LBMC Financial Services	Tax Parcel ID No.
127 BLACKBURN AVE	201 Franklin Rd	13001017700
Nashville TN 37205-3743	Ste 400	
	Brentwood TN 37024-1809	

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, **Brye S. Dale and Haley R. Dale, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley McAdams**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 130 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Brye S. Dale and wife, Haley R. Dale by Warranty Deed from Julie Scott Garrett, an unmarried person, recorded on the 24th day of May, 2005 in Instrument No. 20050524-0058628, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 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 PLAN OF BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS SUBDIVISION, as recorded in Plat Book 421, Page(s) 94 and 95.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Subject to Conservation Zoning Overlay of record as Bill No. BL2003-1418 in the Metro Clerk's Office for Davidson County, and any restrictions as may be imposed by the Metropolitan Historic Zoning Commission, not of record.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

This is improved property located at 127 BLACKBURN AVE Nashville TN 37205-3743

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 28th day of April, 2017.

Brye S. Dale

Haley R. Dale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brye S. Dale and Haley R. Dale, 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 28th day of April, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018