BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 74396 **DEEDWARR**
03/28/2018 12:33:59 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20180328-0029004

B-KW-18-523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SKAGIT COUNTY, TENN
My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Tremlett	**New Owner**	
(NAME) **1923 Cedar Hill Rd.**	(NAME) **1923 Cedar Hill Road**	**090-11-0-074.00**
(ADDRESS) **White Bluff, TN 37187**	(ADDRESS) **White Bluff, TN 37187**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL LEE AND ELIZABETH LEE, HUSBAND AND WIFE AND BRIAN CHESTER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN TREMLETT, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Final Plat Cumberland Cove of record in Instrument Number 20161129-0125118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Michael Lee and Elizabeth Lee, husband and wife, a fifty percent (50%) interest and Brian Chester, a fifty percent (50%) interest, as tenants in common by Quitclaim deed from Jean Lafitte Designs, LLC, a Tennessee limited liability company of record in Instrument No. 20160926-0101304, Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 26, 2016; also see Quitclaim deed from Rodman M. Smythe to Michael Lee and Elizabeth Lee, husband and wife, a fifty percent (50%) interest and Brian Chester, a fifty percent (50%) interest, as tenants in common of record in Instrument No. 20170118-0005493 Register's Office for Davidson County, Tennessee, dated January 7, 2017 and recorded on January 18, 2017.

SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 20180328-0029002 & 20180328-0029003

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20161129-0125118, Register's Office of Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 11, Register's Office for Davidson County, Tennessee;
- Flowage Easement to the United States of America of record in Book 2147, Page 42, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3880, Page 77, in the Register's Office for Davidson County, Tennessee;
- Expressly reserved to Charline S. Hirsbrunner, her heirs and assigns, is a perpetual easement running with the land for the purpose of ingress and egress as contained in Instrument Number 20170118-0005493, in the Register's Office for Davidson County, Tennessee;
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways;
- 100 year flood plain across a portion of Lot 1;
- Subject to the flow of any creeks, streams, or branches across subject property;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **523 Basswood Ave., Nashville, Tennessee 37209**.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
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(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. 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 the 26th DAY OF MARCH, 2018.

Michael Lee by John Gleaves, Attorney In Fact

Elizabeth Lee by John Gleaves, Attorney In Fact

Brian Chester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL LEE AND ELIZABETH LEE, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL LEE AND ELIZABETH LEE.

Witness my hand and official seal, this the 26th of March, 2018.

Notary Public
My Commission Expires: 3/8/2021
(SEAL)

KATHLEEN E DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN CHESTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of March, 2018.

Notary Public
My Commission Expires: 3/8/2021
(SEAL)

KATHLEEN E DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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