THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181018280** Karen Y Johnson Davidson County Batch# 164315 **DEEDWARR** 11/21/2018 10:02:45 AM 2 pgs Fees: $13.00 Taxes: $3,219.00 20181121-0114499	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $879,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2018. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 06, 2022

WARRANTY DEED

Address New Owner: Catesby Ann Major and Bradley Michael Dowd 4906 Nevada Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-15-0-287.00

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, **Sloane Hamilton Trezevant, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catesby Ann Major and Bradley Michael Dowd, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 150 feet of the southerly half of Block 35 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, page 103, in the Register's Office for Davidson County, Tennessee.

Said part of Block 35 fronts 50 feet on the northerly side of Nevada Avenue and extends back 180 feet along the easterly and westerly side lines to a rear line measuring 50 feet thereon.

Being the same property conveyed to SLOANE HAMILTON TREZEVANT, by deed from ASPEN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170616-0060531, dated June 15, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 091-15-0-287.00.

Matters shown on the Plan of record in Book 57, page 103, said Register's Office.

This is improved property located at 4906 Nevada Avenue Nashville TN 37209

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 20th day of November, 2018.

Sloane Hamilton Trezevant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sloane Hamilton Trezevant, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022