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

CRT File No. 190219273

Karen Johnson Davidson County
Batch# 223676 DEEDWARR
04/30/2019 09:18:59 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00
20190430-0039674

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of April, 2019.

Notary Public
My Commission Expires: 3/28/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily C. Barker and Colin M. Barker 4401 Georgian Place Nashville TN 37205	New Owner	Tax Parcel ID No. 130-10-0-116.00

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, **Edward Brown and Vivian Brown, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily C. Barker and Colin M. Barker, husband and wife**, ("Grantees"), its 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 Lot No. 11 of Block 3, Section 10, on the Plan of Belle Meade Subdivision of part of Block D, Belle Meade Subdivision, No. 2 as of record in Book 3300, Pages 41 and 42, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Georgian Place at the corner of Lot No. 11 and a tract marked "Reserved"; thence with the line between said two lots, Southerly 388.7 feet to the Northerly margin of Herbert Place; thence with the same Easterly 144.3 feet to the beginning of a curve; thence around said curve having a radius of 25 feet Northeasterly 39.3 feet to the Westerly margin of Georgian Place, thence with the same Northerly 155 feet to the beginning of a curve; thence around said curve having a radius of 206.1 feet, Northwesterly 395.7 feet to the beginning.

Being the same property conveyed to Edward Brown and Vivian Brown, husband and wife by Warranty Deed from Patricia Ann Horne Stanley and M. Bryan Stanley Sr., wife and husband, recorded on the 17th day of July, 2012 in Instrument No. 20120717-0062614, 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 2019 and thereafter, not yet due and payable.
City of Belle Meade taxes for the year 2019 and thereafter, for tax parcel identification number 130-10-0-116.00, 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 BELLE MEADE SUBDIVISION OF PART OF BLOCK D, BELLE MEADE SUBDIVISION, NO. 2, as recorded in Plat Book 3300, Page(s) 41 and 42.

This is improved property located at 4401 Georgian Place Nashville TN 37205

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 26th day of April, 2019.

Edward Brown

Vivian Brown
Vivian Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward Brown and Vivian Brown, 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 26th day of April, 2019.

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO: