THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190419959** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$1,050,000.00. Affiant Subscribed and sworn to before me, this10th day of May, 2019. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Michael Brennan and Karen Brennan 4809 Belmont Park Terrace Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-15-0-063.00

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, **G. William Davis, III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Brennan and Karen Brennan, husband and wife**, ("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 Lot No. 6 on the Plan of Lot No. 1 Harpeth Acres, Section III, and Lots 3, 4, 5, and 6, Harpeth Acres, Section IV, as of record in Book 2083, page 99, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to G. WILLIAM DAVIS III, by deed from D. A. BRAWNER, of record in Instrument No. 20170915-0094381, dated September 12, 2017, said Register's Office.

Said property was never the marital residence of Grantor.

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. 131-15-0-063.00.

Matters shown on the Plan of record in Plat Book 2083, page 99, said Register's Office.

This is improved property located at 4809 Belmont Park Terrace Nashville TN 37215

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.

Karen Johnson Davidson County
Batch# 229809 DEEDWARR
05/14/2019 11:35:59 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00
20190514-0045268

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 10th day of May, 2019.

G. William Davis, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, G. William Davis, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021