Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 238184 **DEEDWARR**
06/04/2019 08:34:26 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20190604-0052831

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheyer is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2019.

Notary Public

My commission expires: May 9, 2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David Benjamin Black	NEW OWNER	**104-13-0D-014.00**
428 Bowling Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Allison R. Rogers and Spencer Bridges, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David Benjamin Black, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit B-3 as shown on the Plat of Bellwood Terrace Condominiums, of record in Plat Book 5200, Pages 568 & 569, Register's Office of Davidson County, Tennessee, together with an undivided interest in the common elements of the The Bellwood Terrace Homeowners' Association, as described in Book 6100, Page 177, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Allison R. Rogers, a single woman by Warranty Deed from Ronnie D. Rickel and wife, Ashley J. Rickel of record in Instrument No. 20140903-0080268, in the Register's Office of Davidson County, Tennessee; the said Allison R. Rogers having since married Spencer Bridges; the said Spencer Bridges spouse of Allison R Rogers joins in this conveyance to convey an interest he may have in the subject property, particularly any marital interest.

This is improved property known as **428 Bowling Avenue, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of May, 2019.

Allison R. Rogers

Spencer Bridges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Allison R. Rogers and Spencer Bridges, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of May, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000079-528