THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721890** Karen Johnson Davidson County Batch# 279354 **DEEDWARR** 09/03/2019 02:31:00 PM 3 pgs Fees: $18.00 Taxes: $3,108.00 20190903-0088622	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $840,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2019. Notary Public My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner: David T. Kent 1007 Paris Avenue Nashville TN 37204	Send Tax Bills To: First Tennessee N.A. 165 Madison Ave. Memphis TN 38103	Tax Information: Tax Parcel ID No. 118 01 0 245.00

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, **Aretha M. Blevins, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Kent**, ("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. 87 on the Map of Dr. L. G. Noel's Second Subdivision of Idlewild, of record in Plat Book 332, Page 77, 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 the same property conveyed to Aretha M. Blevins, unmarried, by Quitclaim Deed from David M. Friedlander, unmarried, of record in Instrument No. 20180314-0023991, in the Register's Office of Davidson County, Tennessee, dated March 8, 2018, and recorded on March 14, 2018. See attached Exhibit "A", survey of subject property

Being the same property conveyed to Aretha M. Blevins and David M. Friedlander, as joint tenants with right of survivorship, by Warranty Deed from Brett A. Doyle, unmarried, of record in Instrument No. 20130306-0022424, in the Register's Office of Davidson County, Tennessee, dated February 28, 2013, and recorded on March 06, 2013.

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.

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 Dr. L. G. Noel's Second Subdivision of Idlewild, as recorded in Plat Book 332, Page(s) 77.

This is improved property located at 1007 Paris Avenue Nashville TN 37204

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 30th day of August, 2019.

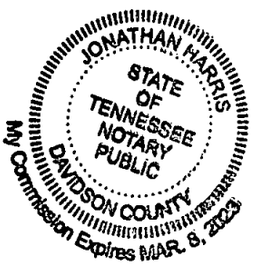
Aretha M. Blevins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aretha M. Blevins, 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 30th day of August, 2019.

Notary Public
My Commission Expires: _____



NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1, URBAN AND SUBDIVISION LAND SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE, (EFFECTIVE JANUARY 4, 1992)
2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITION ERROR AT ANY CORNER.
3. BEARING SYSTEM IS DERIVED FROM MAGNETIC NORTH.
4. NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 118-01.
5. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT FURNISHED TO SURVEYOR PRIOR TO SURVEY.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT". THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TOAVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 * UTILITIES NOT CHECKED.

PROPERTY SURVEY

FOR

DAVID T. KENT

SHOWING

LOT 87 ON THE MAP OF

DR. L.G. NOEL'S SECOND SUBDIVISION OF IDLEWILD.

BOOK 332, PAGE 77

REGISTER'S OFFICE FOR DAVIDSON COUNTY

LOCATED

1007 PARIS AVENUE
NASHVILLE, TENNESSEE 37212
DATE: JUNE 25, 2019
SCALE: 1"=30'
FILE NO. 219-064

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LEGEND

PROPERTY LINE

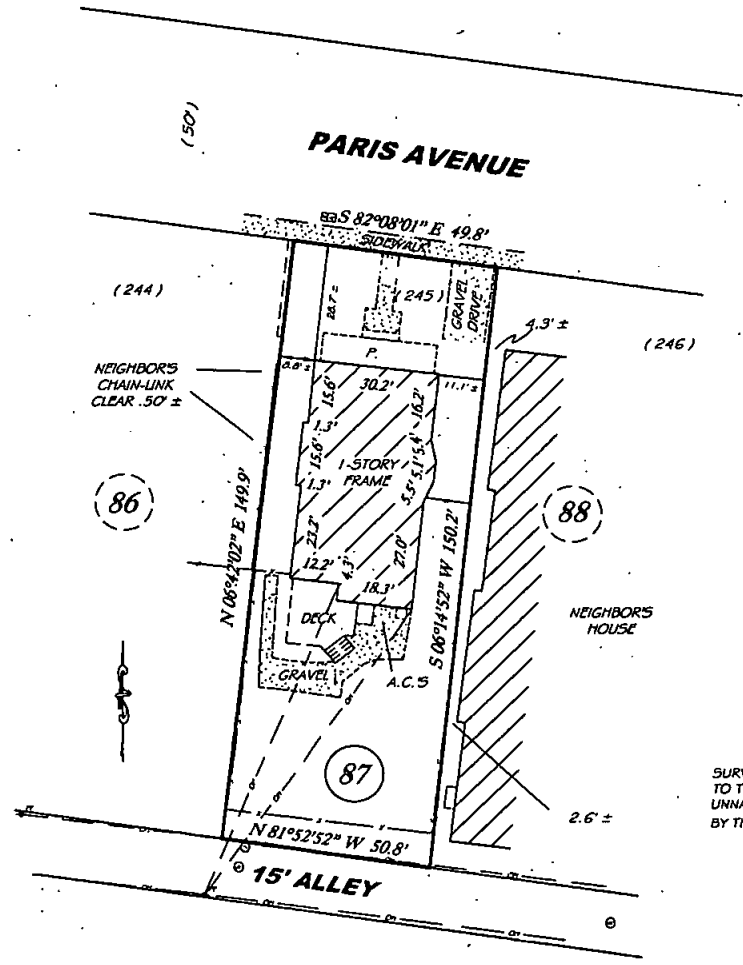
FENCE LINE

IRON PIN (OLD) — GAS METER
IRON PIN (NEW) — WATER VALVE
FIRE HYDRANT — MAN HOLE
POWER POLE — DROP INLET

SCALE 1"=30'

15 0 30 60

PATRICK COODE AND COMPANY, LLC
144 SPRING VALLEY ROAD
NASHVILLE, TENNESSEE 37214
PH:615-974-1814
EMAIL: PSCOODE@COMCAST.NET



SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC TITLE INSURANCE COMPANY.

WE HEREBY STATE THAT THIS SURVEY HAS BEEN MADE USING THE PLAT OF RECORD, AS RECORDED IN BOOK 332, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, BELIEF AND OUR PROFESSIONAL OPINION.

SIGNED: PATRICK COODE AND COMPANY

BY:

PATRICK S. COODE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
6-25-19
TENNESSEE NO. 855

SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

EXHIBIT "A"