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

CRT File No. 190721838

R.C
D

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-14-11927

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,189,000.00.

Narvel W. Blackstock
Affiant

Subscribed and sworn to before me, this20th day of September, 2019.

Notary Public
My Commission Expires: 11-8-21

Karen Johnson Davidson County
Batch# 290140 DEEDWARR
09/24/2019 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $8,099.30
20190924-0096843

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Reese and Niki Reese	New Owner	Tax Parcel ID No.
1150 Travelers Ridge Drive		145 11 0 035.00
Nashville TN 37220		

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, **Narvel W. Blackstock, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Reese and Niki Reese, 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:

Lot 2, RESUBDIVISION OF LOTS 27 & 28 OF INNS OF GRANNY WHITE AND CRECRAFT PROPERTY, as shown on plat of record in Plat Book 6250, Page 841, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Narvel W. Blackstock, unmarried by Warranty Deed from Thomas Olin and wife, Tammy Olin, of recorded in Instrument No. 20170922-0097532, in the Register's Office of Davidson County, Tennessee, dated September 20, 2017 and recorded on September 22, 2017.

Being the same property conveyed to Thomas Olin and wife, Tammy Olin by Warranty Deed from Anne K. Brown, married, of recorded in Instrument No. 20121102-0101252, in the Register's Office of Davidson County, Tennessee, dated November 01, 2012 and recorded on November 02, 2012.

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 RESUBDIVISION OF LOTS 27 AND 28 OF INNS OF GRANNY WHITE AND CRECRAFT PROPERTY, as recorded in Plat Book 6250, Page(s) 841.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INNS OF GRANNY WHITE, as recorded in Plat Book 6250, Page(s) 460.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4025, Page 341, Book 6566, Page 473, Book 6799, Page 383, Book 8595, Page 423 and Instrument No. 20060308-0027157.

20 foot strip located across the property reserved for ingress and egress for reserved tract and a note indicating the maintenance of said ingress and egress to reserved tract to be the responsibility of the owner of said tract, and conditions of owners certificate as shown on plat of record in Plat Book 3700, Page 72.

Easement for Metropolitan Government of Nashville for Water and Sewerage Services , recorded in Book 7240, Page 539.

This is improved property located at 1150 Travelers Ridge Drive Nashville TN 37220

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 September, 2019.

Narvel W. Blackstock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Narvel W. Blackstock, 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 20th day of September, 2019.

Notary Public

My Commission Expires: 11-8-21

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY NOVEMBER 8, 2021

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

