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

CRT File No. 190923019

Karen Johnson Davidson County
Batch# 317674 DEEDWARR
11/20/2019 09:01:47 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20191120-0119698

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $175,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2019.

Notary Public
My Commission Expires: 11/8/2021

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Niki Reese and James Reese 1150 Travelers Ridge Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 145 11 0 034.00

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, **Narvel W. Blackstock, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Niki Reese and James Reese, wife and husband**, ("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. 1 on the Plan of RESUBDIVISION OF LOTS 27 & 28 OF INNS OF GRANNY WHITE & CRECRAFT PROPERTY of record in Plat Book 6250, Page 841, 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 Narvel W. Blackstock, by Warranty Deed from Mark C. Kelley and wife, Lisa H. Kelly of record in Instrument No. 20171005-0102399, in the Register's Office of Davidson County, Tennessee, dated October 04, 2017 and recorded on October 05, 2017.

Being the same property conveyed to Mark C. Kelley and wife, Lisa H. Kelly, by Warranty Deed from Sherry Winn Howell, married of record in Instrument No. 20001004-0098368, in the Register's Office of Davidson County, Tennessee, dated October 02, 2000 and recorded on October 04, 2000.

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 2020 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 & 28 OF INNS OF GRANNY WHITE & CRECRAFT PROPERTY, as recorded in Plat Book 6250, Page(s) 841.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1108, Page 460, Book 1081, Page 643 and Book 1361, Page 247 and Book 2280, Page 445.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6566, Page 473 and amended in Book 8595, Page 423 and in Instrument No. 20060308-0027157.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6799, Page 383.

Easement for Sanitary Sewer, recorded in Book 7240, Page 539.

This is improved property located at 1160 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 12th day of November, 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 12th day of November, 2019.

Notary Public

My Commission Expires: _____

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