THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200225232** Karen Johnson Davidson County Batch# 382416 DEEDWARR 04/07/2020 11:47:30 AM 3 pgs Fees: $18.00 Taxes: $1,498.50 20200407-0036652	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 3rd day of April, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Roger Trey Yant 1902 A Linden Avenue Nashville TN 37212	Send Tax Bills To: ~~New Owner~~ ouc SYNOVUS BANK 800 SHADES CREEK PKWY BIRMINGHAM, AL 35209	Tax Information: Tax Parcel ID No. 104 16 0A 004.00

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, **John Phillips Ward and Carrie Hollister Ward, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger Trey Yant, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit A situated on Lot No. 3, Belmont Heights Linden Place, a condominium, a Horizontal Property Regime, of record in Book 5200, Page 373, Register's Office for Davidson County, Tennessee, as Phase Two, and described in Master Deed of record in Book 5652, Page 77, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to John Phillips Ward and Carrie Hollister Ward, husband and wife, by Warranty Deed from Paul B. Miller and Nathalie Debrauwere-Miller, husband and wife, in Instrument No. 20140409-0029656, in the Register's Office of Davidson County, Tennessee, dated April 7, 2014 and recorded on April 9, 2014.

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 Phase Two Belmont Heights - Linden Place, as recorded in Plat Book 5200, Page(s) 373.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belmont Heights - Linden Place, a Horizontal Property Regime of record in Book 5652, Page 77; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 1902 A Linden Avenue Nashville TN 37212

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 3rd day of April, 2020.

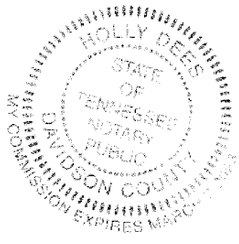
John Phillips Ward
by ~~Will~~ Attorney in Fact
John Phillips Ward
By: ~~Will~~ Chapman, Attorney in Fact

Carrie Hollister Ward
by ~~Will~~ Attorney in Fact
Carrie Hollister Ward
By: ~~Will~~ Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for John Phillips Ward and Carrie Hollister Ward and that he is authorized by John Phillips Ward and Carrie Hollister Ward to execute this instrument on their behalf.

WITNESS my hand, at office, this 3rd day of April, 2020.



Notary Public

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022