THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200225253** Karen Johnson Davidson County Batch# 386277 **DEEDWARR** 04/15/2020 01:33:30 PM 2 pgs Fees: $13.00 Taxes: $4,625.00 20200415-0039474	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Brian Mitchell Affiant Subscribed and sworn to before me, this 10th day of April, 2020. Notary Public My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES FEB 8, 2021

WARRANTY DEED

Address New Owner: Mark H. Dorris and Sara Grace Dorris 2704 Oakland Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 04 0 168.00

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 P. Ward, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark H. Dorris and Sara Grace Dorris, 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:

BEING the Northerly part of Lot No. 40 and the Southerly part of Lot No. 41 on the Map of Belmont Terrace, of record in Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, and described as being the Northerly 37-1/2 feet of Lot No. 40 and the Southerly one-half, or 25.0 feet of Lot No. 41, and fronting together 62 1/2 feet on the Easterly side of Oakland Avenue, running back between parallel lines, 170 feet to an alley.

Being the same property conveyed to John P. Ward, unmarried, by Warranty Deed from Cortland Joyce and wife, Maureen Joyce, of record in Instrument No. 20080708-0070017, in the Register's Office of Davidson County, Tennessee, dated June 30, 2008 and recorded on July 08, 2008.

Carrie Hollister Ward joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 Belmont Terrace, as recorded in Plat Book 421, Page(s) 101.

This is improved property located at 2704 Oakland Avenue Nashville TN 37212

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-MS-20204

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 10th day of April, 2020.

John P. Ward
by Attorney in Fact
John P. Ward
By: Will Chapman, Attorney in Fact

Carrie Hollister Ward
by 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 P. Ward and Carrie Hollister Ward and that he is authorized by John P. Ward and Carrie Hollister Ward to execute this instrument on their behalf.

WITNESS my hand, at office, this 10th day of April, 2020.

Notary Public

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

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