2020-381

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426315** Karen Johnson Davidson County Batch# 402539 DEEDWARR 05/19/2020 10:57:30 AM 3 pgs Fees: $18.00 Taxes: $1,387.50 20200519-0051767	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2020. Notary Public My Commission Expires: 5/2/22 DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

WARRANTY DEED

Address New Owner: Sean Reid O'Connor 222 Elberta Street Nashville TN 37210	Send Tax Bills To: Capstar Bank 2002 Richard Jones Rd, Ste A300 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 119 05 0 070.00

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, **David Leonard Isaacs, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean Reid O'Connor, a single man**, ("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 11 and the Westerly 28 feet of Lot 12, as shown on the map entitled W.F. DAVIS' SUBDIVISION OF BLOCK NO. 22 CUMBERLAND NURSERIES PLAN, of record in Plat Book 332, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 11 and said Westerly 28 feet of said Lot No. 12 front together 106 feet on the North side of Elberta Street and extend back between parallel lines 238 feet to a dead line.

Being the same property conveyed to David Leonard Isaacs, an unmarried man, by Warranty Deed from Dream House LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160517-0049070, in the Register's Office of Davidson County, Tennessee, dated May 12, 2016 and recorded on May 17, 2016.

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 W.F. DAVIS' SUBDIVISION OF BLOCK NO. 22 CUMBERLAND NURSERIES PLAN, as recorded in Plat Book 332, Page(s) 25.

This is improved property located at 222 Elberta Street Nashville TN 37210

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 15th day of May, 2020.

5-15-20

David Leonard Isaacs

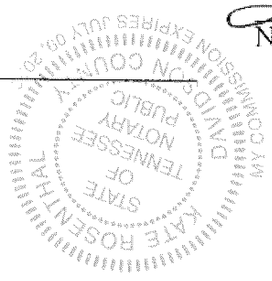
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Leonard Isaacs, 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 15th day of May, 2020.

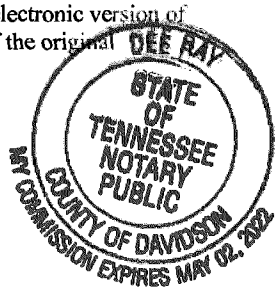
Notary Public

My Commission Expires: _____



I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public