**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 200527303**

J. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 410992 **DEEDWARR**
06/05/2020 12:00:51 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20200605-0058087

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Rebekah Blair and Casey Blair<br>1848 Willow Springs Drive<br>Nashville TN 37216 | New Owner | Tax Parcel ID No.<br>073-09-0-120.00 |

**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, **Christopher Dale Weems** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebekah Blair and Casey Blair, husband and wife**, ("Grantees"), their 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(s) 349, as shown on the map entitled Map of Burchwood Gardens, Section III, of record in Book 2900, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DOUGLAS C. CLARK AND WIFE, MEREDITH M. CLARK, by deed from RIVERWOOD HOMES, INC., of record in Book 3461, page 271 , dated November 6, 1962 , said Register's Office. The said Douglas C. Clark having since died on or about June 21, 2011, leaving Meredith M. Clark the surviving tenant by the entirety. The said Meredith M. Clark having since died on or about March 19, 2016 devising subject to CHRISTOPHER DALE WEEMS , pursuant to the will of record in Seventh Circuit Court for Davidson County, Tennessee, Probate Court, Docket No. 16P-672.

Said property was not the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 073-09-0-120.00.

Matters shown on the Plan of record in Plat Book 2900, page 116, said Register's Office.

This is improved property located at 1848 Willow Springs Drive Nashville TN 37216

**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 4th day of June, 2020.

Christopher Dale Weems

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Dale Weems, 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 4th day of June, 2020.

Notary Public

My Commission Expires: _____