THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200527327**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,750.00. X Affiant Subscribed and sworn to before me, this 9th day of June, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 417402 DEEDWARR
06/17/2020 11:32:30 AM 2 pgs
Fees: $13.00 Taxes: $1,704.78
20200617-0063056

W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel S. Bray and Gregory S. Pohl 2012 White Ave. Nashville TN 37204	New Owner	Tax Parcel ID No. 105 10 0 334.00

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, **Allison B. Norton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel S. Bray and Gregory S. Pohl, a married couple as tenants in common with rights of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The South 20 feet of Lot No. 3 and the North 20 feet of Lot No. 4, Block 17, on the Plan Showing the Subdivision of certain Block on the YARBROUGHS SUBDIVISION OF WOODLAND, of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee.

Said parts of Lots 3 and 4 adjoin and front 40 feet on the East side of White Avenue and extend back between parallel lines 167-1/2 feet to an alley in the rear.

Being the same property conveyed to Allison B. Norton, unmarried, by Warranty Deed from H. K. Reynolds aka Harold Kenneth Reynolds, married, of record in Instrument No. 20050311-0026994, in the Register's Office of Davidson County, Tennessee, dated March 07, 2005 and recorded on March 11, 2005.

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 YARBROUGHâ€™S SUBDIVISION OF WOODLAND, as recorded in Plat Book 161, Page(s) 87.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex,

handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 2012 White Ave. Nashville TN 37204

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 9th day of June, 2020.

Allison B. Norton

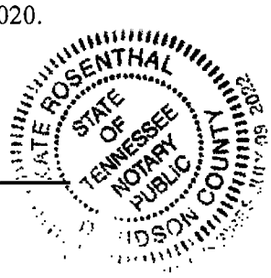
Allison B. Norton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allison B. Norton, 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 9th day of June, 2020.

Notary Public
My Commission Expires: _____



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

