Karen Johnson Davidson County
Batch# 421085 DEEDWARR
06/19/2020 11:51:30 AM 5 pgs
Fees: $28.00 Taxes: $7,030.00
20200619-0065366

THIS INSTRUMENT PREPARED BY: Mark Westlake GULLETT, SANFORD, ROBINSON & MARTIN, PLLC 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00. Bradley S. French **Affiant** Subscribed and sworn to before me, this 15th day of June, 2020. Mary B Brown Notary Public My Commission Expires: 7/9/22

Address New Owner As Follows: Elizabeth Grace French and husband, Bradley S. French 600 Cantrell Avenue Nashville, TN 37215	Send Tax Bills To: SAME	Map-Parcel Number: 11701006201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt

of which is hereby acknowledged, **D. TATE RICH AND WIFE, NORA W. RICH**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ELIZABETH GRACE FRENCH AND HUSBAND, BRADLEY S. FRENCH**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Revised Plan of W. M. Cantrell's Subdivision, of record in Book 2854, page 67, Register's Office for said County.

Said Plan shows Lot No. 3 fronts 132 feet on the easterly side of Cantrell Avenue and runs back 228.2 feet on the northerly line and 228.4 feet on the southerly line, to a dead line, measuring 131.8 feet thereon.

Being the same property conveyed to D. Rich Tate and wife, Nora W. Tate by deed from Pong Moon Chang and wife, Ae Duck Chang, of record in Book 5288, page 131, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2020 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2962, page 631, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in in Book 2854, page 67, Register's Office for Davidson County, Tennessee.

This is improved property known as: 600 Cantrell Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of June, 2020.

D. Tate Rich

Nora W. Rich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **D. TATE RICH**, the within named bargainor, 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 15th day of June, 2020.

Mary B Brown
Notary Public

MAN... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. ...TOWN

My Commission Expires: 7/9/22

811754.1/2010934

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NORA W. RICH**, the within named bargainor, 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 June, 2020.

Mary B Brown
Notary Public

MARY B. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 7/9/22

811754.1/2010934

True Copy Certification

I, Mark H. Westlake 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Mark H. Westlake, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LINDA TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2021

My Commission Expires: 9/7/21

Notary's Seal

722337.1/2010969