**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28571

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 15(
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 428073 **DEEDWARR**
06/29/2020 12:02:59 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20200629-0070094

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **340,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF 20.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 202

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Noah Jeremiah Orfield | **New Owner** | MAP 142-14-0- |
| 705 Harpeth Pkwy. West | | PARCEL 025.00 |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Perry Randell Bland and Larry Bruce Bland, the heirs-at-law of Joyce S. Bland**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Noah Jeremiah Orfield and Rachel Claire Thompson, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section 1, Harpeth Valley Park, of record in Book 3600, Pages 93 and 94, Register' s Office for said County.

Said Lot No. 40 fronts 50.0 feet on the Southwesterly margin of Harpeth Parkway West and extends back 173.0 feet on the Easterly line and 117.8 feet on the Northwesterly line to a broken line in the rear, measuring 220.0 feet thereon.

Being the same property conveyed to W. P. Bland and wife, Joyce S. Bland by Warranty deed from John L. Anderson, Jr. and wife, Jo Ann Anderson of record in Book 5322, page 892, Register's Office for Davidson County, Tennessee, dated August 07, 1978 and recorded on August 09, 1978. The said W. P. Bland has since died (July 29, 2010), leaving Joyce S. Bland as the survivor of their tenancy-by-the-entireties. The said Joyce S. Bland has also since died intestate (October 16, 2019). Her Estate has been probated in the Circuit Court of Davidson County, Tennessee (Probate Division) under Docket #20P41. The heirs-at-Law of Joyce S. Bland are her sons, Perry Randall Bland and Larry Bruce Bland. Reference is made to the 2 Affidavits of Heirship recorded simultaneously herewith.

Fo

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 3600, Page 93 and 94; (3) Restrictions of record in Book 3857, Page 858 and amended in Book 3866, Page 656; (4) Easement of record in Book 8626, Page 848; (5) All visible easements; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **705 Harpeth Pkwy. West, Nashville, TN 37221.**

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness Our hands this the 24th day of June, 2020.

Perry Randell Bland

Larry Bruce Bland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Perry Randell Bland** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2020.

My Commission expires: 1-8-24

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry Bruce Bland** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2020.

My Commission expires: 1-8-24

Notary Public