RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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

CRT File No. 200527184

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $820,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2020.

Notary Public
My Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 428125 DEEDWARR
06/29/2020 01:14:13 PM 2 pgs
Fees: $13.00 Taxes: $3,034.00
20200629-0070176

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bernadette Scott and Charles Scott 1014A 13th Avenue South Nashville TN 37212	New Owner	Tax Parcel ID No. 105-01--2I-002.00-CO

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, **Libra Holdings, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Scott and Bernadette Joan Scott, 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 Unit B of 1014 13th Avenue South, a Townhouse Planned Unit Development ("Horizontal Property Declaration) as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 1014 13th Avenue South, a Horizontal Property Regime with Private Elements, of record in 20160810-0083188, in the Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being further conveyed to SIMON J. BEXON and PATRICIA MARIE BEXON, HUSBAND AND WIFE, by deed from LIBRA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190329-0028410, dated March 25, 2019, said Register's Office.

Being the same property conveyed to Libra Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Simon J. Bexon and Patricia Marie Bexon, of record in Instrument No. 20200629-0070176 Register's Office for Davidson County.

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. 105-01-2I-002.00 CO.

Matters shown on the Plan of record in Plat Book 4460, page 61, amended in Plat Book 4799, page 455, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4575, page 964, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for 1014 13th Avenue South, a Horizontal Property Regime with Private Elements, of record in 20160810-0083188, said Register' s Office.

This is improved property located at 1014 13th Avenue South, [redacted] Nashville TN 37212

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 26th day of June, 2020.

Libra Holdings, LLC

By: Will Chapman, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of Libra Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand, at office, this 26th day of June, 2020.

Notary Public

My Commission Expires: 9-6-22

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