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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426728** Karen Johnson Davidson County Batch# 428154 DEEDWARR 06/29/2020 01:39:55 PM 2 pgs Fees: $13.00 Taxes: $1,711.25 20200629-0070215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $462,500.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2020. Notary Public My Commission Expires: 3/8/22 ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Abigail Carver and Mark Alexander Carver 505C Lovell Street Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 091 10 0D 003.00

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, **Caleb L. Barron and Alexandra E. Barron, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abigail Carver and Mark Alexander Carver, wife and husband**, ("Grantees"), its 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 C, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 505 Lovell Place, of record in Instrument No. 20150331-0027559, as amended in Instrument nos. 20150430-0038506 and 20150827-0086722 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Caleb L. Barron and Alexandra E. Barron, husband and wife, by Warranty Deed from Lovell Properties, LLC, of record in Instrument No. 20150917-0094558, in the Register's Office of Davidson County, Tennessee, dated September 11, 2015 and recorded on September 17, 2015.

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 HOLMAN HEIGHTS, VERNONS AND LOVELL'S SUBDIVISION OF BLOCK NOS. 13, 14, 15, AND 17, OF THE B.F. COCKRILL FARM, as recorded in Plat Book 332, Page(s) 7.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY SURVEY, RESUBDIVISION OF S HOLMAN HEIGHTS, PART OF BLOCK E, as recorded in Plat Instrument Nos. 20150420-0034782, as amended in Instrument No. 20160318-0025898.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150331-0027559, as amended in Instrument nos. 20150430-0038506 and 20150827-0086722.

This is improved property located at 505C Lovell Street Nashville TN 37209

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 25th day of June, 2020.

Caleb L. Barron

Alexandra E. Barron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caleb L. Barron and Alexandra E. Barron, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2020.

Notary Public

My Commission Expires: _____

