THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200526996** Karen Johnson Davidson County Batch# 429094 DEEDWARR 07/01/2020 08:03:30 AM 3 pgs Fees: $18.00 Taxes: $4,717.50 20200701-0070953	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2020. Notary Public My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2023

WARRANTY DEED

Address New Owner: John B. Bearden Jr and Grace B. Clark 151 Alton Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 09 0 042.00

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, **Edward Poirier and wife, Jane Poirier,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John B. Bearden Jr and Grace B. Clark, 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 Lot No. 12, Block B, on the 2nd Revised Plan Highlands of Belle Meade No. 2, as shown on Plat of record in Plat Book 1130, Page 62, in the Register's Office, Davidson County, Tennessee, to which Plat is hereby made for a more particular description of said property.

Being the same property conveyed to Edward Poirier and wife, Jane Poirier, by Warranty Deed from William Drake Porter and wife, Jill R. Porter, of record in Instrument No. 20160302-0020081, in the Register's Office of Davidson County, Tennessee, dated February 29, 2016 and recorded on March 02, 2016.

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 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 1130, Page(s) 62.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE-HIGHLANDS-OF BELLEMEADE, as recorded in Plat Book 547, Page(s) 180.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF HIGHLANDS OF BELLEMEADE NO. 2, as recorded in Plat Book 843, Page(s) 18.

This is improved property located at 151 Alton Road Nashville TN 37205

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 30th day of June, 2020.

Edward Poirier

Jane Poirier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jane Poirier and Edward Poirier, 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 30th day of June, 2020.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

True Copy Certification

I, Wesley D. Turner, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-17-2023

Notary's Seal

