PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

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

CRT File No. 200526835

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $405,000.00.

Affiant

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

Notary Public
My Commission Expires: 7/5/21

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

Karen Johnson
Batch# 429331
07/01/2020 11:10:23 AM
Fees: $13.00 Taxes: $1,498.50

Davidson County
DEEDWARR
2 pgs

20200701-0071255

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Springer and Gabriella Springer 301 Wauford Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147 05 0 100.00

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, **Brannon L. Askew and Janelle M. Gallagher, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Springer and Gabriella Springer, husband and wife** ("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 Lot No. 100, on the Plan of SECTION ONE (REVISED) CALDWELL HALL, of record in Plat Book 2900, Page(s) 57, 58 and 59 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Janelle M. Gallagher and Brannon L. Askew, wife and husband, by Warranty Deed from Jonathan A. Dodd and wife, Carrie J. Dodd, of record in Instrument No. 20130814-0085320, in the Register's Office of Davidson County, Tennessee, dated August 13, 2013 and recorded on August 14, 2013.

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 SECTION ONE (REVISED) CALDWELL HALL, as recorded in Plat Book 2900, Page(s) 57, 58 and 59.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2929, Page 117, amended in Book 2997, Page 93.

This is improved property located at 301 Wauford Drive Nashville TN 37211

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.

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.

6/26/2020

Brannon L. Askew

Janelle M. Gallagher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brannon L. Askew and Janelle M. Gallagher, 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 26th day of June, 2020.

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Notary Public

My Commission Expires: _____