THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200527413** Karen Johnson Davidson County Batch# 429858 **DEEDWARR** 07/01/2020 02:59:51 PM 2 pgs Fees: $13.00 Taxes: $1,184.00 20200701-0071491	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2020. Notary Public My Commission Expires: 7/6/22 DANA MORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Phillip Glenn Berry 1052 Hickory Hollow Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 127 12 0 029.00 AND 127 12 0 036.00

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, **Michael Jennings, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Glenn Berry,** single, ("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. 30 and the Northeasterly one-half of Lot No. 29 on the plan of Bellevue Manor, of record in Book 3600, Page 32, Register's Office for said County.

Said property fronts 182.19 feet on the Northerly margin of the cul-de-sac at the terminous of Hickory Hollow Road and extends back 162.86 feet on the Southeasterly line and 263.91 feet on the Southwesterly line to a broken line in the rear, measuring 516.47 feet thereon.

Being the same property conveyed to Michael Jennings by Warranty Deed from Sue E. Griffith, unmarried, of record in Instrument No. 20150821-0084533, in the Register's Office of Davidson County, Tennessee, dated August 19, 2015 and recorded August 21, 2015. Pete Griffith has since died. Sue E. Griffith is the sole surviving tenant by the entirety.

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 Bellevue Manor, as recorded in Plat Book 3600, Page(s) 32.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 3613, Page 460.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3672, Page 507.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

Easement for Right-of-Way, recorded in Book 7976, Page 969.

This is improved property located at 1052 and 1056 Hickory Hollow Road Nashville TN 37221

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.

Michael Jennings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024