Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1886

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $609,000.00

Affiant

Karen Johnson Davidson County
Batch# 439145 DEEDWARR
07/16/2020 01:24:06 PM 2 pgs
Fees: $13.00 Taxes: $2,253.30
20200716-0078139

SUBSCRIBED AND SWORN TO BE
THIS 15th day of July, 2020

Notary Public

Commission Expires: 9/6/2022

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer Hinkle 510 B Hamilton Avenue Nashville, TN 37203	New Owner	105-07-4J-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

John Reed Glover and Jesseca K. Glover, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Hinkle , a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 510B, Townhomes at 510 Hamilton, as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Townhomes at 510 Hamilton, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170309-0023351, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Province Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from Nashville Partners, GP, a Tennessee General Partnership, of record in Instrument No. 20161123-0123696, Register's Office for Davidson County, Tennessee, dated November 21, 2016 and recorded on November 23, 2016.

Being the same property conveyed to Cheryl A. Khan by Warranty deed from Province Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180803-0076575 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on August 03, 2018.

Being the same property conveyed to John Reed Glover and Jesseca K. Glover, husband and wife by Warranty deed from Cheryl A. Khan of record in Instrument No. 20181017-0102647 Register's Office for Davidson County, Tennessee, dated September 25, 2018 and recorded on October 17, 2018, and Scrivener's Affidavit recorded dated April 24, 2020, in Instrument No. 20200424-0043438.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 510 B Hamilton Avenue, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of July, 2020.

John Reed Glover

Jesseca K. Glover

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Reed Glover and Jesseca K. Glover** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of July, 2020.

Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED