Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Karen Johnson Davidson County
Batch# 440805 **DEEDWARR**
07/20/2020 01:41:05 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20200720-0079439

Subscribed and sworn to before me this 17th day of July, 2020.

Notary Public
My commission expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William T. Minkoff, III 5250 Village Way Nashville, TN 37211	New Owner	161-11-0E-006.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Brennice Bowling, an unmarried woman,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **William T. Minkoff, III and Leslie Dillard Minkoff, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 21 on the Plan of Villages of Brentwood, Phase VIII, Section II, as of record in Plat Book 7900, Page 57, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Brennice Bowling, unmarried, by deed from Kerry M. Garner, unmarried, of record in Instrument No. 20081202-0116888, Register's Office for Davidson County, Tennessee, and dated November 26, 2008.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Villages of Brentwood of record in Plat Book 7900 Page 57, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 6143 Page 11 and amended in Book 6398 Page 495, and Book 6852 Page 497, the official records of the Davidson County Register of Deeds.

3. Book 6143 Page 11 and amended in Book 6398 Page 495, and Book 6852 Page 497

This property is improved property known as 5250 Village Way, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 17th day of July, 2020.

Brennice Bowling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of July, 2020, before me personally appeared Brennice Bowling, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2020.

Notary Signature
My commission expires: 12-18-2023

