THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20082818**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2020. Notary Public My Commission Expires:

SHANA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 442296 **DEEDWARR**
07/22/2020 11:59:08 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20200722-0080443

WARRANTY DEED

Address New Owner: James Grant Regnier 270 Cumberland Circle Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 096-05-0-027.00

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, **James Grant Barr as the Executor of the Estate of Mildred McBee Barr** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Grant Regnier and Andreanna Regnier, 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:

Lot 83, BLUEFIELDS, as shown on plat of record in Book 843, Pages 16 and 34, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 83 fronts 100 feet on the east side of Cumberland Circle and extends back 365.5 feet on the south line and 367.7 feet on the north line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to James E. Barr and wife, Mildred McBee Barr, by Warranty Deed from C.L. Brockett and wife, Ruth W. Brockett, of record in Book 3899, Page 483, in the Register's Office of Davidson County, Tennessee, dated June 3, 1965 and recorded on June 8, 1965.

James E. Barr having died August 19th, 2001 leaving Mildred McBee Barr as the surviving tenant by the entirety. Mildred McBee Barr having since died on March 11th, 2018. Last Will and Testament of Mildred McBee Barr filed in the Seventh Circuit Court of Davidson County, Tennessee in Probate No. 20P-1013. Letters Testamentary signed July 18th, 2020 naming James Grant Barr as the Executor of the Estate of Mildred McBee Barr. Said Will and Testament further specifically authorizes Executor to convey real estate.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLUEFIELDS, as recorded in Book 843, Page(s) 16 and 34.

This is improved property located at 270 Cumberland Circle Nashville TN 37214

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 21st day of July, 2020.

Estate of Mildred McBee Barr

James Grant Barr, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Grant Barr with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of The Estate of Mildred McBee Barr the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of July, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021