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

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

CRT File No. 200628023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $705,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2020.

Notary Public
My Commission Expires: 3/25/2023

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 448927 DEEDWARR
08/03/2020 11:35:32 AM 2 pgs
Fees: $13.00 Taxes: $2,608.50
20200803-0085252

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James W Brown 231 53rd Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 091 15 0C 002.00

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, **Alton E. Blakley, III, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James W. Brown, an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Nevada at 53rd, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Nevada at 53rd, a Horizontal Property Regime, of record in Instrument Number 20121219-0117062 , in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Alton E. Blakley, III, by Warranty Deed from Andrew Philip Urbain and Drew Taylor Waugh Urbain, husband and wife, of record in Instrument No. 20180305-0020245, in the Register's Office of Davidson County, Tennessee, dated March 2, 2018 and recorded on March 5, 2018.

Rebecca Jeannine Bell joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above described property as spouse of Alton E. Blakley, III.

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.

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 Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, as recorded in Plat Book 421, Page(s) 18.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20121219-0117062.

Easement for Sanitary Sewers Service Line recorded in Instrument No. 20120904-0079701.

This is improved property located at 231 53rd Avenue North Nashville TN 37209

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 July, 2020.

Alton E. Blakley, III
BY: Attorney-in-fact

Alton E. Blakley, III
BY: Jake Griffin, Attorney-in-fact

Rebecca Jeannine Bell
BY: Attorney-in-fact

Rebecca Jeannine Bell
BY: Jake Griffin, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jake Griffin , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Alton E. Blakley, III and Rebecca Jeannine Bell and that he is authorized by Alton E. Blakley, III and Rebecca Jeannine Bell to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of July, 2020.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires