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

22257
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 450910 DEEDWARR
08/05/2020 11:27:02 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20200805-0086835

WARRANTY DEED

Address New Owner(s):
Davis S. Carr
5716 Scout Drive
Nashville, TN 37211

Send Tax Bills to:
New Owner

Map/Parcel: 172120B19500CO

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, **Tina L. Lamaison and Robert M. Snow, wife and husband,** hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Davis S. Carr, a single woman,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 192, on the Plan of Bradford Hills, Section Eleven, of record in Plat Book 7900, page 6 and amended in Book 7900, page 496, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Tina L. Lamaison, a single woman, by Warranty Deed dated April 6, 2015 from Nina M. Williams, unmarried, and recorded at Instrument No. 20150409-0031126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 2020 taxes, prorated and assumed; Declaration of Covenants, Conditions, Restrictions and By-Laws in Book 8069, page 170, Book 9055, page 826 and Book 8071, page 531; all matters as shown on the recorded plat, and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 5716 Scout Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Tina L. Lamaison

Robert M. Snow

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tina L. Lamaison and Robert M. Snow,** the within named bargainor, 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.

Witness my hand and official seal at office, this 3rd day of August, 2020.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 295,000.00

Affiant

Subscribed and sworn to before me this 3rd day of August, 2020.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022