THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728545**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $769,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2020. Notary Public My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Karen Johnson Davidson County
Batch# 462831 DEEDWARR
08/24/2020 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,845.30
20200824-0095552

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Layton Homes 2 LLC 2806 Oakland Avenue Nashville TN 37212	New Owner 6018 Hamilton Ave Nashville TN 37203	Tax Parcel ID No. 117-04-0-255.00

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, **Robert W. Earls, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Layton Homes 2 LLC, a Tennessee Limited Liability Company**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 32, as shown on the map entitled Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT W. EARLS, JR. AND E. ANNE PRIMM, by deed from RAMONA SPURLOCK FITE, of record in Book 5551, page 799 , dated January 4, 1980 , said Register's Office. Being further conveyed to ROBERT W. EARLS , JR. , by quitclaim deed from E. ANN PRIMM, of record in Book 8661, page 812, dated June 24, 19992, said Register's Office. Being further conveyed to ROBERT W. EARLS , JR. , by quitclaim deed from CAROLYN ANN EDWARDS EARL, of record in Instrument No. 20051215-0150525, dated December 9, 2005, said Register's Office.

Robert W. Earls, Jr. and Robert Westfield Earls being one and the same.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 117-04-0-255.00.

Matters shown on the Plan of record in Book 421, page 101, said Register's Office.

This is improved property located at 2806 Oakland Avenue Nashville TN 37212

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 August, 2020.

Robert W. Earls, Jr. by Emily Aster Earls, his 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, Emily Aster Earls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Robert W. Earls, Jr. and that she is authorized by Robert W. Earls, Jr. to execute this instrument on his behalf.

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

Notary Public

My Commission Expires: _____



True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

