Karen Johnson Davidson County
Batch# 462899 DEEDWARR
08/24/2020 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20200824-0095646

#35638

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728937** STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $279,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2020. Notary Public My Commission Expires: October 2, 2023

WARRANTY DEED

Address New Owner: Alicia Christine Spore 945 Fallview Trail Nashville TN 37211	Send Tax Bills To: [redacted] CapStar Bank 2002 Richard Jones Rd STE 300 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 172 12 0A 069.00

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, **Earl Glynn Ingram, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alicia Christine Spore**, ("Grantees"), its 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 number 311 on the Plan of Section Two, Bradford Hills, as of record in Book 7900, Page 6 as amended in Book 7900, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Earl Glynn Ingram, by Warranty Deed from William D. Powell, Jr., and wife, Suzanne H. Powell, of record in Instrument No. 20080414-0037433, in the Register's Office of Davidson County, Tennessee, dated April 11, 2008 and recorded on April 14, 2008.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D BOUNDARY BRADFORD HILLS, as recorded in Plat Book 7900, Page(s) 6 as amended in Book 7900, Page 117.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8074, Page 269.

This is improved property located at 945 Fallview Trail Nashville TN 37211

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.

Earl Glynn Ingram By Ryan Dieck, Attorney in Fact

Earl Glynn Ingram
By: Ryan Dieck, 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, Ryan Dieck, 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 Earl Glynn Ingram and that he is authorized by Earl Glynn Ingram to execute this instrument on his behalf.

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

Ashley Schad

Notary Public



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

