THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200829395** Karen Johnson Davidson County Batch# 472721 DEEDWARR 09/09/2020 02:46:30 PM 3 pgs Fees: $18.00 Taxes: $1,664.63 20200909-0102796	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $449,900.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2020. Notary Public My Commission Expires: 9-06-2022

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Barham and Mary Barham 3819 Dartmouth Avenue Nashville TN 37215	New Owner	Tax Parcel ID No. 116 08 0 117.00

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, **Landon A. Meier and Dorsey Kate Meier, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Barham and Mary Barham**, ("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 No. 10 and the West 10 feet front and 10.1 (erroneously referenced as 13.1 on the Deed in Instrument No. 20090401-0029219, Register's Office for said County) feet rear of Lot No. 9, on the Plan of Block C on the Plan of Woodmont Lane Homesites, of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10 and part of Lot No. 9 adjoin together 85 feet on the Southerly margin of Dartmouth Lane and extends back 172.2 feet on the Westerly line and 182.98 feet, more or less, on the Easterly line to a line in the rear measuring 85.7 feet thereon.

Being the same property conveyed to Landon A. Meier and Dorsey Kate Meier, husband and wife, by Warranty Deed from Peter B. Hemstead and Lisa Ann Hemstead, husband and wife of record in Instrument No. 20171205-0124171, in the Register's Office of Davidson County, Tennessee, dated December 4, 2017 and recorded on December 05, 2017.

The execution of this instrument is effected by the signature of Landon A. Meier as Attorney-in-fact for Dorsey Kate Meier, which Power of Attorney is recorded in Instrument Number _____202009090102795____, Register's Office for Davidson County, Tennessee.

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 WOODMONT LANE HOMESITES, as recorded in Plat Book 1130, Page(s) 13.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1153, Page 230.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20130904-0093092.

Water Rights Agreement as set forth in instrument recorded in Book 1021, Page 420.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3888, Page 861 and Book 3956, Page 959.

Easement for the flow of the waters of the Sugartree Creek , and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Sugartree Creek , free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Sugartree Creek .

This is improved property located at 3819 Dartmouth Avenue Nashville TN 37215

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 8th day of September, 2020.

Landon A. Meier

Dorsey Kate Meier by Landon A. Meier, attorney-in-fact

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, Landon A. Meier, 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 Dorsey Kate Meier and that he is authorized by Dorsey Kate Meier to execute this instrument on their behalf.

WITNESS my hand, at office, this 8th day of September, 2020.

Notary Public

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 01/17/21

True Copy Certification

I, Kelly Greene Elrod, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brianna Bartelsmeyer, a notary public for this county and state, Kelly Greene Elrod 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: 9-6-2022

Notary' Seal (if on paper)

