THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829362** Karen Johnson Davidson County Batch# 473903 **DEEDWARR** 09/11/2020 11:47:41 AM 2 pgs Fees: $13.00 Taxes: $1,877.49 20200911-0103910	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $507,430.00. Affiant Subscribed and sworn to before me, this 10th day of September, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Drew Michael Blake and Mallory Kirsten Blake 5008 Montclair Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146 12 0 048.00

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, **Michael Ray Priddy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Drew Michael Blake and Mallory Kirsten Blake, husband and wife**, ("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. 484 on the Plan of Section Six, Crieve Hall Estates, of record in Book 2331 at Pages 1 and 2, Register's Office for said County.

Said Lot No. 484, which is a corner Lot, fronts 192.8 feet on the Northerly margin of Randall Drive and fronts 135.71 feet on the Easterly margin of Montclair Drive, said frontages being joined by a curve having a length of 30.97 feet, and extends back 225.1 feet on the Northerly line and 174.2 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Michael Ray Priddy, by Quitclaim Deed from Cynthia Renee Priddy, of record in Book 8535, Page 180, in the Register's Office of Davidson County, Tennessee, dated January 17, 1992 and recorded on January 24, 1992. And domestic settlement decree being of record in the Circuit Court of Davidson County, Tennessee, Case No. 91D-3545.

Being the same property conveyed to Michael R. Priddy and wife, Cynthia R. Priddy, by Warranty Deed from Jerry F. Hofferbert and wife, Barbara B. Hofferbert, of record in Book 7380, Page 522, in the Register's Office of Davidson County, Tennessee, dated October 15, 1987 and recorded on October 16, 1987.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX, CRIEVE HALL ESTATES, as recorded in Plat Book 2331, Page(s) 1 and 2.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2332, Page 92.

This is improved property located at 5008 Montclair Drive 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 10th day of September, 2020.

Michael Ray Priddy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Ray Priddy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024