THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627753

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $785,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of September, 2020.

Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 481306 DEEDWARR
09/23/2020 09:32:48 AM 2 pgs
Fees: $13.00 Taxes: $2,904.50

20200923-0109047

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Belmont Estates, LLC	New Owner	Tax Parcel ID No.
1712 Blair Blvd Lot 46	1001 N 6th St.	104 16 0 043.00
Nashville TN 37212	Nashville, TN 37207	

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, **Elizabeth C (Pewitt) Capps and Ryan J. Capps, wife and husband a one-third undivided interest, Julie Palmer, a one-third undivided interest, and Wesley B. Talley, a one-third undivided interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Belmont Estates, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 46, Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as shown on plat of record in Plat Book 332, Page 117, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Elizabeth C. (Pewitt) Capps and Ryan J. Capps, wife and husband, a one-third undivided interest, Julie Palmer, a one-third undivided interest, and Wesley B. Talley, a one-third undivided interest, by Executrix Quit Claim Deed from Elizabeth C. (Pewitt) Capps, Executrix for the Estate of Jewell Capley Chadwell, of record in Instrument No. 20191108-0115729, in the Register's Office of Davidson County, Tennessee, dated September 10, 2019 and recorded on November 08, 2019. Being corrected by Scrivener's Affidavit of recorded in Instrument No. 20200309-0026048, Register's Office of Davidson County, Tennessee, recorded on March 09, 2020.

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 Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as recorded in Plat Book 332, Page(s) 56 and Book 332, Page 117.

This is improved property located at 1712 Blair Blvd Lot 46 Nashville TN 37212.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: JSB-NC-20-1712

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 17th day of September, 2020.

Elizabeth C (Pewitt) Capps

Ryan J. Capps

Julie Palmer

Wesley B. Talley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth C (Pewitt) Capps, Ryan J. Capps, Julie Palmer, and Wesley B. Talley with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2020.

Nathan L Powers
Notary Public

My Commission Expires: 01/17/21

