THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829762**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me this 21st day of September, 2020. Notary Public My Commission Expires My Commission Expires: February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 481327 **DEEDWARR**
09/23/2020 09:47:13 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200923-0109079

WARRANTY DEED

Address New Owner: Joseph Bray 2925 Louise Drive Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ Studio Bank 124 12th Avenue South, Ste. 400 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 119 13 0 055.00

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, **Drew M. Blake and Mallory Blake, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Bray, single man**, ("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. 89 on the Plan of H.G. McNabb Subdivision, of record in Plat Book 1130, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Drew M. Blake and Mallory Blake, husband and wife, by Warranty Deed from Martin R. Drury, Jr. and Elizabeth E. Drury, husband and wife, of record in Instrument No. 20140416-0031651, in the Register's Office of Davidson County, Tennessee, dated April 15, 2014 and recorded on April 16, 2014.

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 H.G. MCNABB SUBDIVISION, as recorded in Plat Book 1130, Page(s) 64.

This is improved property located at 2925 Louise 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 21st day of September, 2020.

Drew M. Blake

Mallory Blake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Drew M. Blake and Mallory Blake, 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 21st day of September, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES