Karen Johnson Davidson County
Batch# 485883 DEEDWARR
09/29/2020 03:17:50 PM 2 pgs
Fees: $13.00 Taxes: $7,862.50
20200929-0112311

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

CRT File No. 200930056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $2,125,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2020.

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

~~Notary Public~~
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher F. Hart and Eileen C. Hart 1011 Belle Meade Blvd Nashville TN 37205	New Owner	Tax Parcel ID No. 130 10 0 127.00

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, **Janice R. Lovvorn, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher F. Hart and Eileen C. Hart, 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. 2 on the Plan of Mrs. Mildred P. Green's Subdivision of part of Block "G", Map of Belle Meade No. 2, of record in Book 4300, page 148, in the Register's Office, Davidson County, Tennessee. Said Lot No. 2 fronts 250.0 feet on the Northwesterly side of Belle Meade Boulevard and extends back between parallel lines with the Northeasterly margin of Brookfield Drive 200.0 feet to a line in the rear measuring 250.0 feet thereon.

Being the same property conveyed to Janice R. Lovvorn, by Quit Claim Deed from H. Newton Lovvorn and Janice R. Lovvorn, of record in Instrument No. 20070124-0009976, in the Register's Office of Davidson County, Tennessee, dated January 23, 2007 and recorded on January 24, 2007.

Being the same property conveyed to H. Newton Lovvorn Jr. and wife, Janice R. Lovvorn, by Warranty Deed from SunTrust Bank, co-executor of the estate of Roland Dewitt Lamb, deceased, and Norman A. Thomas III, co-executor of the estate of Roland Dewitt Lamb, deceased, of record in Instrument No. 20040518-0058069, in the Register's Office of Davidson County, Tennessee, dated May 14, 2004 and recorded on May 18, 2004. The Said Roland D. Lamb and Florence C. Lamb having since died. And Probate filed in the Seventh Circuit Court for Davidson County with the Docket No. 03P306

Harold Newton Lovvorn, Jr. joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

City of Belle Meade taxes for the year 2020 and thereafter, for tax parcel identification number 130 10 0 127.00, 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 MRS MILDRED P. GREEN'S' SUBD. OF PART OF BLOCK "G" MAP OF BELLEMEADE NO. 2, as recorded in Plat Book 4300, Page(s) 148.

This is improved property located at 1011 Belle Meade Blvd Nashville TN 37205

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 28th day of September, 2020.

Janice R. Lovvorn

Harold Newton Lovvorn, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janice R. Lovvorn and Harold Newton Lovvorn, Jr., 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 28th day of September, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022