THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728460** Karen Johnson Davidson County Batch# 487619 **DEEDWARR** 10/01/2020 12:04:12 PM 2 pgs Fees: $13.00 Taxes: $2,349.50 20201001-0113444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Janice R. Lovvorn Affiant Subscribed and sworn to before me, this 30th day of September, 2020. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2022

WARRANTY DEED

Address New Owner: Harold Newton Lovvorn, Jr. and Janice Lovvorn 615 Belle Meade Blvd #116 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 02 0A 900.00

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, **Judith F. Simmons, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harold Newton Lovvorn, Jr. and Janice Lovvorn, 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 Unit No. A-1 on the Plan of Glencourt Condominiums of record in Plat Book 6250, Page 162, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Glencourt Condominiums, a horizontal property regime established by Master Deed of record in Book 6396, Page 825, re-recorded in Book 6402, Page 279, as amendment to Bylaws recorded in Instrument Nos. 20041013-0123308, 20100105-0000913 and 20171227-0131285, said Register's Office.

Being the same property conveyed to Judith F. Simmons, unmarried, by Warranty Deed from E. Ray Morris and Linda M. Morris, of record in Instrument No. 20150715-0068997, in the Register's Office of Davidson County, Tennessee, dated July 14, 2015 and recorded on July 15, 2015.

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 02 0A 900.00, 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 GLENCOURT CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 162.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GLENCOURT CONDOMINIUMS of record in Book 6396, Page 825, Re-Recorded in Book 6402, Page 279, and as amendment to Bylaws recorded in Instrument Nos. 20041013-0123308, 20100105-0000913 and 20171227-0131285; also subject to easements, rights

and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer, recorded in Book 5799 Page 510.

This is improved property located at 615 Belle Meade Blvd #116 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 30th day of September, 2020.

Judith F. Simmons By Earle Simmons, Attorney-In-Fact

Judith F. Simmons
By: Earle Simmons, 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, Earle Simmons 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 Judith F. Simmons and that he is authorized by Judith F. Simmons to execute this instrument on her behalf.

WITNESS my hand, at office, this 30th day of September, 2020.

Notary Public

