THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031042** Karen Johnson Davidson County Batch# 516732 DEEDWARR 11/13/2020 03:43:30 PM 3 pgs Fees: $18.00 Taxes: $3,145.00 20201113-0134514	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me, this 12th day of November, 2020. Notary Public My Commission Expires: RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

WARRANTY DEED

Address New Owner: Clark Scott 413 Powder Mill Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 08 0 081.00

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, **Betti D. Lose, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leland Clark Scott,** an unmarried man ("Grantee"), 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. 22 on the Plan of West Meade Village, Section C-2, as of record in Book 2331, Page 25, Register's Office for said County.

Said lot No. 22 fronts 193 feet on the Southerly side of Powder Mill Road, and runs back between lines 390 feet on the Westerly line and 375 feet on the Easterly line, to a dead line in the rear on which it measures 234.1 feet.

Being the same property conveyed to David O. Lose and Betti D. Lose by Warranty Deed from John A. Zalud and wife, Marlyn M. Zalud of record in Book 4934, Page 838, in the Register's Office of Davidson County, Tennessee dated July 15, 1975 and recorded on July 23, 1975. The said David O. Lose having died on June 20, 2017 leaving his wife, Betti D. Lose as surviving tenant by the entirety.

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 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Village Sections C-1 & C-2, as recorded in Plat Book 2331, Page(s) 25.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1473, Page 206, as modified in Book 1783, Page 175 and Book 3937, Page 101.

This is improved property located at 413 Powder Mill Road 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 12th day of November, 2020.

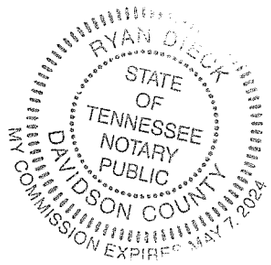
Betti D. Lose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 12th day of November, 2020.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024