(1) BOX 10-A

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-29566 Karen Johnson Davidson County Batch# 535209 **DEEDWARR** 12/16/2020 10:19:47 AM 2 pgs Fees: $13.00 Taxes: $2,904.50 20201216-0148451	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 THE 15th DAY OF December, 2020. Notary Public MY COMMISSION EXPIRES: 8-8-2022 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Thompkins Cherry, III and Kristin Lee O'Brien	NEW OWNER	
117 Lafayette Court		13001007900
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **G. Tyson Bickley and wife, Kelsey T. Bickley,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Tompkins Cherry, III, unmarried and Kristin Lee O'Brien, unmarried, as Tenants in Common with Right of Survivorship,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Resubdivision of Lots 17 thru 22, Block No. 4 of the Courts of Belle Meade Subdivision of record in Plat at Instrument No. 20041228-0152529, 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 G. Tyson Bickley and Kelsey T. Bickley, Husband and Wife by Warranty deed from MacAllynn James Achee, Jr. and Frances E. Achee, Husband and Wife of record in Instrument No. 20120809-0071041 Register's Office for Davidson County, Tennessee, dated August 01, 2012 and recorded on August 09, 2012 and Affidavit recorded on November 21, 2012 in Instrument No. 20121121-0107598.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grnator; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **117 Lafayette Court, Nashville, TN 37205.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of December, 2020.

G. Tyson Bickley

Kelsey T. Bickley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **G. Tyson Bickley and Kelsey T. Bickley,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of December, 2020.

My Commission expires: Jan 1, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE