Karen Johnson Davidson County
Batch# 536003 DEEDWARR
12/16/2020 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $9,943.75
20201216-0148826

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

CRT File No. 201031155

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,687,500.00.

Affiant

Subscribed and sworn to before me, this 11th day of December, 2020.

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12-18-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donald A. Kurz 831 Tyne Boulevard Nashville TN 37220	New Owner	Tax Parcel ID No. 146-02-0-023.00

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, **Tim Reynolds, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald A. Kurz, a single man**, ("Grantee"), his 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(s) 2 , as shown on the map entitled Plan of Treemont, of record in Plat Book 6250, pages 895, 896 and 897, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TIM REYNOLDS, by deed from SHIRLEY B. GILLESPIE AND JOHN H. GILLESPIE, TRUSTEES OF THE SHIRLEY B. GILLESPIE LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF SHIRLEY B. GILLESPIE, DATED OCTOBER 26, 2009, of record in Instrument No. 20190816-0082346 , dated August 15, 2019 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 146-02-0-023.00.

Matters shown on the Plan of record in Plat Book 6250, pages 895-897, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6833, page 594, Book 6833, page 601, Book 8259, page 498, Instrument No. 20051202-0145241, Instrument No. 20061207-0151539 and Instrument No. 20100212-0011250, said Register's Office.

By-Laws of record in Book 6833, page 620, Instrument No. 20061207-0151540 and Instrument No. 20061207-0151540 and Instrument No. 20121025-0097770, said Register's Office.

This is improved property located at 831 Tyne Boulevard Nashville TN 37220

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 11th day of December, 2020.

Tim Reynolds

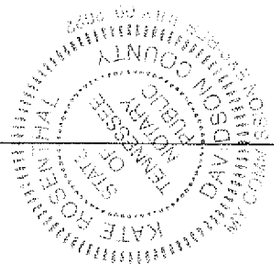
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 11th day of December, 2020.

Notary Public

My Commission Expires: _____



COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY