THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132501** Karen Johnson Davidson County Batch# 570841 DEEDWARR 02/09/2021 10:38:51 AM 2 pgs Fees: $13.00 Taxes: $2,682.50 20210209-0018376	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00 Affiant Subscribed and sworn to before me, this 5th day of February, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Matthew B. Nevins and Elizabeth L. Hodges 3910 Albert Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 13 0 160.00

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, **Phillip C. Carr and Emily E. Carr, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew B. Nevins and Elizabeth L. Hodges, 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 22, Lipscomb Heights, as shown on plat of record in Plat Book 2083, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Phillip C. Carr and Wife, Emily E. Carr, by Warranty Deed from Henry B. Glascock Jr. and Lauren N. Glascock, Husband and Wife, of record in Instrument No. 20120521-0043666, in the Register's Office of Davidson County, Tennessee, dated May 16, 2012 and recorded on May 21, 2012.

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.

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 LIPSCOMB HEIGHTS, as recorded in Plat Book 2083, Page 61.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2196, Page 106.

This is improved property located at 3910 Albert Drive Nashville TN 37204

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 5th day of February, 2021.

Phillip C. Carr

Emily E. Carr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip C. Carr and Emily E. Carr, 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 5th day of February, 2021.

Notary Public

My Commission Expires: _____

