THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 581627 DEEDWARR
03/02/2021 01:28:33 PM 2 pgs
Fees: $13.00 Taxes: $1,757.13

20210302-0026701

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $474,900.00

Affiant

Subscribed and sworn to before me, this 22ND day of FEBRUARY, 2021.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Chandler Barnes 901 Douglas Avenue Nashville, TN 37206	New Owner	Tax Parcel ID No. 072-13-0-440.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEPTHY R. HARR, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHANDLER BARNES, AN UNMARRIED 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 part of Lots Nos. 38 and 39, as shown on the map entitled, Plat of A Subdivision of a Part of L. M. Ezells 12 11/100 Acre Tract of Talbot Land, of record in Plat Book 547, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of said Lots Nos 38 and 39 front together 111 feet on the northerly margin of Douglas Avenue (West) and run back between parallel lines 130 feet to a dead line.

Being the same property conveyed to JEPTHY R. HARR, UNMARRIED, by deed from DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC5, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, of record In Instrument No. 20090127-0007097, dated December 10, 2008, said Register's Office.

This is improved property commonly known as: **901 Douglas Avenue, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2021.

JEPTHY R. HARR

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEPTHY R. HARR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of February, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: