THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233305** Karen Johnson Davidson County Batch# 606699 **DEEDWARR** 04/05/2021 11:34:46 AM 2 pgs Fees: $13.00 Taxes: $1,498.50 20210405-0043921	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2021. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Brian Sanders 1016 Hart Lane Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 02 0 125.00

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, **Samuel Ellis, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Sanders**, ("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 No. 37 on the Plan of E.B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Pages 640 and 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 50 feet on the Southerly side of Jere Baxter Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Samuel Ellis, an unmarried man, by Warranty Deed from Homer C. Hunter and Carol Hunter, husband and wife, of record in Instrument No. 20190204-0010068, in the Register's Office of Davidson County, Tennessee, dated February 01, 2019 and recorded on February 04, 2019.

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 E.B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, as recorded in Plat Book 894, Page(s) 640 and 641.

This is improved property located at 1016 Hart Lane Nashville TN 37216

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 31st day of March, 2021.

Samuel Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel Ellis, 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 31st day of March, 2021.

Notary Public

My Commission Expires: _____