THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21033964**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 12th day of April, 2021. Notary Public My Commission Expires: May 9, 2023

KENYON J. SALES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09 2023

WARRANTY DEED

Address New Owner: Benjamin Crook and Natalie Christine Barnet 5511 Knob Road Nashville TN 37209	Send Tax Bills To: CapStar Bank 2002 Richard Jones Rd. Ste A300 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 103 07 0 057.00

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, **Lukas Wade Colbert, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to : **Benjamin Crook, an Unmarried Man and Natalie Barnet, an Unmarried Woman,** ("Grantees"), their 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. 19, on the plan of Brookside Court, record in Book 1424, Page 145, Register's Office for said County. Said Lot No. 19 fronts 70 feet on the Southwesterly margin of Knob Road and extends back 221.31 feet on the Northeasterly line and 220.80 feet on the Southwesterly line to a dead line in the rear, measuring 70 feet thereon. Together with permanent easements for driveway purposes across a portion of the front corners of Lot Nos. 18 and 20 as conveyed by instruments of record in Book 5271, Page 945, amended and restated in Instrument No. 20120302-0018674 and Book 5234, Page 213, Register's Office for said County.

Being the same property conveyed to Lukas Wade Colbert, unmarried, by Warranty Deed from Daniel L. Hein and Jeana L. Hein, husband and wife, of record in Instrument No. 20180319-0025782, in the Register's Office of Davidson County, Tennessee, dated March 15, 2018 and recorded on March 19, 2018. Julianne Colbert joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as Spouse of Lukas Wade Colbert.

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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURT, as recorded in Plat Book 1424, Page 145.

Easement recorded in Book 5234, Page 213 and Book 5271, Page 945, amended and restated in Instrument No. 20120302-0018674.

Karen Johnson Davidson County
Batch# 617168 DEEDWARR
04/16/2021 02:28:30 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20210416-0051386

This is improved property located at 5511 Knob Road Nashville TN 37209

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 12th day of April, 2021.

Lukas Wade Colbert

Julianne Colbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lukas Wade Colbert and Julianne Colbert, 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 12th day of April, 2021.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY