THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333888** Karen Johnson Davidson County Batch# 627467 **DEEDWARR** 05/03/2021 12:23:11 PM 2 pgs Fees: $13.00 Taxes: $4,255.00 20210503-0059012	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 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: Reece E. Lovell and Sarah A. Lovell 824 Belton Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-03-0-002.00

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, **Douglas Alan Winnett, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reece E. Lovell and Sarah A. Lovell, husband and wife**, ("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(s) 303, as shown on the map entitled Brook Meade Section IX, of record in Plat Book 2331, pages 34 and 35, 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 DOUGLAS ALAN WINNETT, by deed from BARRY PAUL BRYANT SUCCESSOR TRUSTEE OF THE BERNARD M. BRYANT AND DORIS KETCHUM BRYANT JOINT REVOCABLE LIVING TRUST AGREEMENT DATED FEBRUARY 20, 1995 AND RESTATED ON SEPTEMBER 27, 2002; AND BARRY PAUL BRYANT, TRUSTEE OF THE BERNARD MCCORD BRYANT, JR. TRUST AND BARRY PAUL BRYANT, of record in Instrument No. 20090428-0038427 , dated April 17, 2009 , 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 2021 and subsequent years for Map-Par. 115-03-0-002.00.

Matters shown on the Plan of record in Plat Book 2331, pages 34 and 35, said Register's Office.

This is improved property located at 824 Belton Drive Nashville TN 37205

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 30th day of April, 2021.

Douglas Alan Winnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Alan Winnett, 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 30th day of April, 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022