THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210333945

Karen Johnson Davidson County
Batch# 633049 **DEEDWARR**
05/11/2021 11:11:40 AM 2 pgs
Fees: $13.00 Taxes: $3,570.50

20210511-0063251

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $965,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2021.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Elliott Pollard and Howard Williams 600 Monroe Street Nashville TN 37208	New Owner	Tax Parcel ID No. 082 09 0 038.00

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, **Thomas Peagler, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Elliott Pollard and, spouse, Howard Williams,** ("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 the Easterly 35 feet of Lot No. 18 on the Plan of the North Nashville Real Estate Company property, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 35 feet on the Northerly side of Monroe Street and runs back between parallel lines with the Westerly margin of 6th Avenue North, formerly High Street, 160 feet to an alley.

Being the same property conveyed to Thomas Peagler, by Warranty Deed from Richard T. Boyd, unmarried, of record in Instrument No. 20170413-0035993, in the Register's Office of Davidson County, Tennessee, dated April 12, 2017 and recorded on April 13, 2017.

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 North Nashville Real Estate Company, as recorded in Plat Book 21, Page(s) 105.

This is improved property located at 600 Monroe Street Nashville TN 37208

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 10th day of May, 2021.

Thomas Peagler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Peagler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022