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

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

CRT File No. 210434371

Karen Johnson Davidson County
Batch# 634667 **DEEDWARR**
05/12/2021 12:09:02 PM 2 pgs
Fees: $13.00 Taxes: $6,105.00

20210512-0064026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of May, 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:	Send Tax Bills To:	Tax Information:
Brian Tolbert and Amanda Tolbert 180 Woodmont Blvd Nashville, TN 37205	New Owner	Tax Parcel ID No. 116 04 0 067.00

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, **Kathryn Carell Brown, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Tolbert and Amanda Tolbert, husband and wife**, ("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 part of Lots 7 and 8 on the Revised Plat Resubdivision for Mrs Claude Waller, of Lots 4, 5, 6, 9, 10, 11, 14 & 15 on the map of Ensworth, as of record in Book 421, page 175, Register's Office for said County, being Tract 'B" as shown on a survey made by E. L. Miller, Jr. and Company, dated November 12, 1964, and described as follows:

Beginning on the westerly margin of Ensworth Avenue at the corner of Tracts "A and B" as shown on said survey; thence with said Avenue South 7° West 223.4 feet to an iron pin; thence North 83° West 130.7 feet to an iron pin; thence North 44° 52' West 187.2 feet to an iron pin; thence North 83° 00' West 184.7 feet to an iron pin; thence North 33° 20' West 292 feet to an iron pin; thence South 66° 04' East 149.5 feet to an iron pin; thence South 47° 16' East 119.7' to an iron pin; thence South 83° 00' East 412.5' to an iron pin at the point of beginning.

Being the same property conveyed to Kathryn Carell Brown, by Fiduciary Quitclaim Deed from L. Glenn Worley, Trustee of The Smith Family Revocable Trust under Agreement Dated February 24, 2013, of record in Instrument No. 20201029-0125852, in the Register's Office of Davidson County, Tennessee, dated October 29, 2020 and recorded on October 29, 2020.

Said property was never the primary marital residence of Grantor.

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 Revised Plat Resubdivision for Mrs Claude Waller, of Lots 4, 5, 6, 9, 10, 11, 14 & 15 On The Map Of Ensworth, as recorded in Plat Book 421, Page(s) 175.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 626, Page 542.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 626, Page 542.

Easement for Sewer, recorded in Book 3403, Page 54, Exceptions to Easement recorded in Book 4073, Page 572.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3935, Page 255 and Book 3957, Page 33.

This is improved property located at 245 Ensworth Place 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 11th day of May, 2021.

Kathryn Carell Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathryn Carell Brown, 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 11th day of May, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022