THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233499** Karen Johnson Davidson County Batch# 643799 DEEDWARR 05/25/2021 12:03:07 PM 2 pgs Fees: $13.00 Taxes: $4,810.00 20210525-0070724	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00 Affiant Subscribed and sworn to before me, this 21st day of May, 2021. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffery Bradford Bowlin and Alicia Anne Jayo 315 Lauderdale Road Nashville TN 37205	New Owner	Tax Parcel ID No. 103 12 0 100.00

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, **James Madison Love, II, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffery Bradford Bowlin and Alicia Anne Jayo, 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 Lot No. 9 on the Easterly part of Lot No. 8, Block "G" on the Plan of Cherokee Park of record in Plat Book 547, Page(s) 169 and 170, 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. 9 and part of Lot No. 8 front together 95 feet on the Northerly margin of Lauderdale Road and extends back 171 feet, more or less, on the Westerly line and 169.5 feet on the Easterly line to a dead line in the rear, measuring 62-9/13ths feet thereon.

Being the same property conveyed to James Madison Love, II, unmarried, by Warranty Deed from Stephen C. Scarpero and wife, Harriette Scarpero, of record in Instrument No. 20161115-0120364, in the Register's Office of Davidson County, Tennessee, dated November 10, 2016 and recorded on November 15, 2016.

Laura McGee Love joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 CHEROKEE PARK, as recorded in Plat Book 547, Page(s) 169 and 170.

Title to that portion of the land lying below the ordinary low water mark of the Richland Creek. Easement for the flow of the waters of the Richland Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Richland Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Richland Creek.

This is improved property located at 315 Lauderdale Road 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.

James Madison Love, II

Laura McGee Love
Magee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Madison Love, II. And Laura McGee Love 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 30th day of April, 2021.

Notary Public

My Commission Expires: _____

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