Karen Johnson Davidson County
Batch# 656769 DEEDWARR
06/15/2021 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20210615-0080313

WARRANTY DEED

MICHELLE W. LOCKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$760,000.00.**

Mary Catherine McCarty
Affiant

Subscribed and sworn to before me, this the 11th day of June, 2021.

Michelle W Locke
Notary Public

My commission expires: 9/29/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bret Babcock **Rachel Babcock**	CapStar	Map 118-1 Parcel 175.00
3501 Rainbow Place	2002 Richard Jones Rd A 300	
Nashville , TN 37204	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kirby Davis and wife, Ann Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bret Babcock and Rachel Babcock, husband & wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 76 on the map of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of the Rainbow Place, formerly Shirley Place, at an iron pin which is 65 feet North of the common corner of Lot Nos. 76 an 78; thence Westerly 175.67 feet to a point in the Easterly line of Lot No. 75; thence with the line between Lot Nos. 75 and 76, Northerly 62 feet to the Southerly margin of Gen. John B. Hood Trail; thence with the margin of the same, Northeasterly 122 feet to a point, the beginning of a curve; thence around said curve in an Easterly and Southerly direction, 81 feet to a point in the Westerly margin of the Rainbow Place; thence with the margin of the same, Southerly 60 feet to the point of beginning.

Being the same property conveyed to Kirby Davis and wife, Ann Davis by Deed dated October 15, 2009 from Keith S. Thompson and wife, Kristen Thompson, of record in Instrument No. 20091020-0096925, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 1130, Page 2, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 1113, Page 296, Register's Office for Davidson County, Tennessee. Note: Said Restrictions are not applicable to portions thereof that have already expired. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **3501 Rainbow Place , Nashville , TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **11th** day of **June, 2021.**

Kirby Davis

Ann Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kirby Davis and Ann Davis,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **June, 2021.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)