THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635511**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $825,000.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2021. Notary Public My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

Karen Johnson Davidson County
Batch# 658557 DEEDWARR
06/16/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20210616-0081658

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James L. Blane and Janet C. Blane 216 Kensington Park Nashville TN 37215	New Owner	Tax Parcel ID No. 117 13 0B 110.00

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, **Cason Dickinson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James L. Blane and Janet C. Blane, 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. 216 on the plan of Phase One of Abbottsford, a Planned Unit Development, of record in Plat Book 6250, Pages 419, 420, and 421, as amended in Book 6771, Page 683, Book 6800, Page 164, and Book 6849, Page 128, all in the Register's Office for Davidson County, Tennessee.

Said lot No. 216 fronts 70 feet on the Westerly margin of Kensington Park and extends back between parallel lines a distance of 100 feet to a dead line.

Being the same property conveyed to Ellen Eichenberger Dickinson, a life estate, for the term of her life, by Quitclaim Deed Granting A Life Estate from Cason A. Dickinson, an unmarried man, of record in Instrument No. 20121101-0100492, in the Register's Office of Davidson County, Tennessee, dated October 26, 2012 and recorded on November 01, 2012. Ellen Eichenberger Dickinson is now deceased as shown in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) recorded in Docket # 20P1054.

Being the same property conveyed to Cason A. Dickinson, an unmarried man, by General Warranty Deed from Louise B. Demetros, a/k/a Ethel Louise Demetros, an unmarried woman acting by and through Harry G. Demetros, Jr., attorney in fact, of record in Instrument No. 20120420-0034021, in the Register's Office of Davidson County, Tennessee, dated April 20, 2012 and recorded on April 20, 2012.

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 Phase One of Abbottsford a Planned Unit Development, as recorded in Plat Book 6250, Page(s) 419, 420 and 421, as amended in Book 6771, Page 683, as corrected in Book 6800, Page 164 and as amended in Book 6849, Page 128.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6537, Page 303, Amended and Restated in Book 8106, Page 1, as further amended in Book 8627, Page 254; Book 9381, Page 876; Book 10458, Page 810; Instrument Nos. 20010330-0030930; 20131218-0127945; 20131218-0127946; 20150511-0042928; 20160523-0051264; 20160523-0051265 and 20160523-0051266, and Amendment to By-Laws recorded in Instrument No. 20131218-0127949

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants and Reciprocal Easements recorded in Book 6478, Page 177, as amended in Book 6530, Page 242.

Storm Water Detention Agreen [illegible] Page 328.

Parking Rules recorded in Instrument No. 20140307-0019563.

Leasing R[illegible]s recorded in Instrument No. 20140408-0029142.

This is improved property located at 216 Kensington Park Nashville TN 37215

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 14th day of June, 2021.

Cason Dickinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cason Dickinson, 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 14th day of June, 2021.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023