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

CRT File No. 210736221

Karen Johnson Davidson County
Batch# 683711 **DEEDWARR**
07/26/2021 02:58:42 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20210726-0100139

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $775,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2021.

Notary Public
My Commission Expires:

CHRISTY W. HICKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-20-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Caldwell Harper and Lauren Phares Harper 3801 Princeton Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104 09 0 003.00

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, **William Brewer, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Caldwell Harper and Lauren Phares Harper, 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. 396 on the Map of Richland Realty Co's Division "C", of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Brewer, a single person, by Warranty Deed from David H. Seligman, unmarried, of record in Instrument No. 20040419-0044115, in the Register's Office of Davidson County, Tennessee, dated April 07, 2004 and recorded on April 19, 2004.

Said property was never the primary martial 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.

Taxes and assessments for the year 2021 and subsequent years, 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 Map of Richland Realty Co's Division "C", as recorded in Plat Book 421, Page(s) 31.

This is improved property located at 3801 Princeton Avenue 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 23rd day of July, 2021.

William C. Brewer

William Brewer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 23rd day of July, 2021.

Notary Public
My Commission Expires:

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