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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635906**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $1,241,000.00. Affiant Subscribed and sworn to before me, this 16th day of August, 2021. Notary Public My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 700280 DEEDWARR
08/18/2021 11:00:21 AM 2 pgs
Fees: $13.00 Taxes: $4,591.70

20210818-0111694

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christine P. Brown and Bob D. Brown 1429 Beddington Park Nashville TN 37215	~~New Owner~~ Bank of America P.O. Box 650070 Dallas, TX 75265-0070	Tax Parcel ID No. 159 01 0 059.00

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, **Jeffrey D. Blume and Renee M. Ward, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine P. Brown and Bob D. Brown, wife and husband**, ("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. 89, on the Plan of Hound's Run, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 167-171, as amended in Book 10823, Page 154, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeffrey D. Blume and Renee M. Ward, husband and wife, by Warranty Deed from Paul E. Cook, an unmarried man, and Michael B. McKee, an unmarried man, of record in Instrument No. 20090922-0088179, in the Register's Office of Davidson County, Tennessee, dated September 16, 2009 and recorded on September 22, 2009.

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 Hound's Run, as recorded in Plat Book 6900, Page(s) 167-171 and amendment recorded in Book 10823, Page 154.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7079, Page 995 and Affidavit recorded in Book 7238, Page 736 and amendment recorded in Book 11719, Page 845 and amendment to By-Laws recorded in Instrument No. 20060206-0014746.

Easement for Grant of Transmission Line, recorded in Book 2248, Page 618 and Book 2249, Page 86.

Easement for Water Line, recorded in Book 3675, Page 362.

Easement for Water and Sewerage Services, recorded in Book 7430, Page 183 and Book 7474, Page 695.

Easement for Water and Sewer Services, recorded in Book 8119, Page 538 and Book 8119, Page 535.

This is improved property located at 1429 Beddington 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 16th day of August, 2021.

Jeffrey D. Blume By Ryan Dieck Attorney in Fact
Jeffrey D. Blume
By: Ryan Dieck, Attorney in Fact

Renee M. Ward By Ryan Dieck Attorney-in-Fact
Renee M. Ward
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jeffrey D. Blume and Renee M. Ward and that he is authorized by Jeffrey D. Blume and Renee M. Ward to execute this instrument on their behalf.

WITNESS my hand, at office, this 16th day of August, 2021.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021