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

CRT File No. 21083692

SHIRLEY KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $470,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2021

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 708819 DEEDWARR
09/01/2021 01:44:46 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20210901-0118000

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Beth Brock Bradford 2949 Glenway Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142 16 0C 053.00

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, **Boyce M. Biggers and wife, Suzanne A. Biggers** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Beth Brock Bradford, single**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 19 on the Plan of Devon Glen Phase II, of record in Plat Book 7900 at Page 562, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Boyce M. Biggers and wife, Suzanne A. Biggers, by Warranty Deed from Great Southern Homes of Tennessee, Inc., of record in Book 9301, Page 487, in the Register's Office of Davidson County, Tennessee, dated March 31, 1994 and recorded on April 05, 1994.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Devon Glen Phase II, as recorded in Plat Book 7900, Page(s) 562.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Devon Hills, as recorded in Plat Book 6900, Page(s) 398.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7517, Page 283, as amended in Book 7517, Page 367, Book 8180, Page 222, Book 8712, Page 618, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 9150, Page 182, Book 9492, Page 594, Book 9492, Page 600 and Amendment to the By-Laws recorded in Book 10692, Page 753.
Declaration of Covenants, Conditions and Restrictions recorded in Book 8120, Page 402, as amended in Book 8120, Page 485, Book 8180, Page 230, Book 8181, Page 62, Book 10692, Page 750 and Amendment to By-Laws recorded in Book 8180, Page 232.

Easement for Right of Way, recorded in Book 2544, Page 385.

Easement for Electric Power Transmission Lines, recorded in Book 4594, Page 650.

Easement for Water Line and Ingress and Egress to Water Tank Site, recorded in Book 5459, Page 654 and Book 5473, Page 171.

Stormwater Detention Agreement as set forth in instrument recorded in Book 8611, Page 31 and Book 8643, Page 494.

This is improved property located at 2949 Glenway Drive Nashville, TN 37221.

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 31st day of August, 2021.

Suzanne A. Biggers

Boyce M. Biggers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne A. Biggers and Boyce M. Biggers, 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 31st day of August, 2021.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires: _____