THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 36493-07-2021	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,875,000.00. Affiant Subscribed and sworn to before me this 27th day of August, 2021 Notary Public My Commission Expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Price, Susan Price 2708 Belmont Boulevard Nashville, TN 37212	new owners	Map and Parcel No.: 11704019900

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, **Dwayne W. Barrett, unmarried and Miriam L. Bliss, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Price and Susan Price, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2708 Belmont Boulevard, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 708923 **DEEDWARR**
09/01/2021 03:54:49 PM 3 pgs
Fees: $18.00 Taxes: $6,937.50

20210901-0118185

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-VRE-21-2708

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of August, 2021.

Dwayne W. Barrett

Miriam L. Bliss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dwayne W. Barrett and Miriam L. Bliss 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, at office, this 27th day of August, 2021.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 30.7 feet of Lot No. 1 and the southerly 14.3 feet of Lot No. 2 on the Plan of Victoria Place, as of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee; more particularly described according to a survey made by John Kohl & Company, License No. 100, dated June 19, 1995, as follows:

Said parts of Lots Nos. 1 and 2 front together 45 feet on the easterly side of Belmont Boulevard and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Dwayne Barrett and Miriam L. Bliss, both unmarried as joint tenants with right of survivorship by deed dated 07/16/02 from Brenda B. Mudter, married of record in Instrument No. 20020718-0086600, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 17, 2012 of record in Instrument No. 20120823-0076044, Register's Office for Davidson County, Tennessee, Dwayne W. Barrett and Miriam L. Bliss, as joint tenants with right of survivorship, conveyed subject property to Dwayne W. Barrett and Miriam L. Bliss, husband and wife. The parties having since divorced by Final Decree filed in Case No. 21D-452, Fourth Circuit Court for Davidson County, Tennessee.

Together with a Joint Driveway Easement as described in Book 1283, page 111, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 11704019900.
2. All matters appearing on the Plan of record as Book 332, page 10, Register's Office for Davidson County, Tennessee.
3. Joint Driveway Easement of record in Book 1283, page 111, Register's Office for Davidson County, Tennessee.