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. 36688-10-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $479,000.00. Affiant Subscribed and sworn to before me this 14th day of December, 2021. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert Alan Rice and Elizabeth Rowe Rice 113 Dogwood Lane San Antonio, TX 78213	New Owner	Map and Parcel No.: 142160C05300CO

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, **Beth Brock Bradford, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Alan Rice and Elizabeth Rowe Rice, 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 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, their heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her 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# 774018 DEEDWARR
12/15/2021 10:23:43 AM 3 pgs
Fees: $18.00 Taxes: $1,772.30

20211215-0165496

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of December, 2021.

Beth Brock Bradford

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth Brock Bradford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 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 Lot No. 19 on the Plan of Devon Glen, Phase II, of record in Plat Book 7900, page 562, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Beth Brock Bradford, single, by deed dated August 31, 2021 from Boyce M. Biggers and wife, Suzanne A. Biggers of record in Instrument No. 20210901-0118000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Plat Book 7900, page 562, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 6900, page 398, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions, and Restrictions of record in Book 7517, Page 283, 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, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions, and Restrictions of record in Book 8120, Page 402, amended in Book 8120, Page 485, Book 8180, Page 230, Book 8181, Page 62, Book 10692, Page 750 and Amendment to By-Laws in Book 8180, Page 232, Register's Office for Davidson County, Tennessee.
6. Easement for Right of Way in Book 2544, Page 385, Register's Office for Davidson County, Tennessee.
7. Easement for Electric Power Transmission Lines in Book 4594, Page 650, Register's Office for Davidson County, Tennessee.
8. Easement for Water Line and Ingress and Egress to Water Tank Site, in Book 5459, Page 654 and Book 5473, page 171, Register's Office for Davidson County, Tennessee.
9. Stormwater Detention Agreement as set forth in Book 8611, page 31 and Book 8643, page 494, Register's Office for Davidson County, Tennessee.