Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 211138596

Karen Johnson Davidson County
Batch# 780602 **DEEDWARR**
12/28/2021 12:00:21 PM 2 pgs
Fees: $13.00 Taxes: $5,642.50

20211228-0170459

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,525,000.00.

M. Alley Moore
Affiant

Subscribed and sworn to before me, this 27th day of December, 2021.

Notary Public
My Commission Expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Madison Alley and Seth Alley 2803 Blair Blvd Nashville TN 37212	New Owner	Tax Parcel ID No. 104 10 0 240.00

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, **2803 Blair Blvd LLC a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Madison Alley and Seth Alley, 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:

Being the Westerly part of Lot 30 and part of the Westerly part of Lot 29 on the Map of Bransford Realty Co's Subdivision of Westmoreland Place, as of record in Book 421, Page 16, Register's Office for said County, and described as follows:

Beginning at a point at the Southeast intersection of Blair Boulevard, and the first alley West of Westmoreland Drive; thence with the margin of Blair Boulevard, Easterly 80 feet to a point; thence South 11 degrees West 102.8 feet to a point in the North line of the property conveyed to Martin Construction Company, by deed of record in Book 1810, Page 283, Register' Office; thence along Martin Construction Company's North line, Northwesterly 10 feet to a point; thence South 24 degrees 24 minutes West 40.7 feet to a point in the South line of a 5-foot easement for a sewer; thence along the South line of said easement, North 45 degrees 48 minutes West 70 feet to a point in the Easterly margin of an alley; thence with the margin of the same, North 18 degrees 56 minutes East 50 feet to a turn in said alley; thence continuing with the margin of said alley, North 0 degrees 57 minutes West 38 feet to the Southerly margin of Blair Boulevard, being the point of beginning.

Being the same property conveyed to 2803 Blair Blvd., LLC, A Tennessee Limited Liability Company, by Warranty Deed from Jerry D. Mayes, Executor of the Estate of Moiselle Peay, of record in Instrument No. 20201103-0128337, in the Register's Office of Davidson County, Tennessee, dated October 28, 2020 and recorded on November 03, 2020.

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 2022 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 Bransford Realty Co's Subdivision of Westmoreland Place, as recorded in Plat Book 421, Page(s) 16.

This is improved property located at 2803 Blair Blvd Nashville TN 37212

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 27th day of December, 2021.

2803 Blair Blvd LLC

BY: _____
Brandon Mason, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Brandon Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of 2803 Blair Blvd LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 27th day of December, 2021.

_____
Notary Public
My Commission Expires: _____

