Karen Johnson Davidson County
Batch# 817374 DEEDWARR
03/08/2022 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,201.50
20220308-0026488

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. 36893-01-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. Affiant Subscribed and sworn to before me this 24th day of February, 2022. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Beth Brock Bradford 4400 Belmont Park Terrace #206 Nashville, TN 37215	Beth Brock Bradford 4400 Belmont Park Terrace #206 Nashville, TN 37215	Map and Parcel No.: 131030C30600CO

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, **Charles Arthur Grice, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beth Brock Bradford, unmarried** ("Grantee"), her 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 4400 Belmont Park Terrace #206, Nashville, TN 37215.

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

And Grantor covenants that he 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of February, 2022.

Charles Arthur Grice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Arthur Grice, 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.

Witness my hand, at office, this 24th day of February, 2022.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 206 on the Plan of Section Eight Arden Place, as of record in Plat Book 5210, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Arthur Grice by deed dated April 19, 2011 from Ruthe B. Creighton, married of record in Instrument No. 20110419-0030179, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, supplemental in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, Instrument No. 20070816-0098235, Instrument No. 20140801-0069316 and Instrument No. 20171017-0106296, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 4628, page 473, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Arden Place Home Owners Association, Inc of record in Book 5255, page 109, Register's Office for Davidson County, Tennessee.
5. Declaration of Boundary Line recorded in Book 8813, page 398, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 2/24/22.

George E. Mudter, Jr.
Dated 2/24/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 2/24/22

My commission expires 10/2/2023

