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

CRT File No. 220340079

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $445,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of April, 2022.

Notary Public
My Commission Expires: 06.14.25

FAITH L. LOWE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 843496 DEEDWARR
04/21/2022 11:34:37 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20220421-0046229

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julia Bell and Christopher Baird 718 Cameo Drive Nashville TN 37211	New Owner	**Tax Parcel ID No.** 119 08 0 059.00

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, **Matthew Garrett Jones, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julia Bell and Christopher Baird, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Battlewood, Section One of record in Plat Book 1835, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 26 fronts 91.61 feet on the Northerly side of Cameo drive and runs back 180.5 feet on the Easterly line and 176.79 feet on the Westerly line to a dead line in the rear, on which is measures 125 feet.

Being the same property conveyed to Matthew Garrett Jones, an unmarried man, by Warranty Deed from Patrick Williams Head, married, of record in Instrument No. 20200107-0002264, in the Register's Office for Davidson County, Tennessee, dated January 03, 2020 and recorded on January 07, 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 for the year 2022 and thereafter, 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 Battlewood Section One, as recorded in Plat Book 1835, Page(s) 31;.

Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1494, Page 513.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1911, Page 67.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4403, Page 176.

Easement recorded in Instrument No. 20120228-0017172.

This is improved property located at 718 Cameo Drive Nashville TN 37211

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 15th day of April, 2022.

Matthew Garrett Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Garrett Jones, 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 15th day of April, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022