THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440678**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2022. Notary Public My Commission Expires: 1-Ce-25

Karen Johnson Davidson County
Batch# 854862 DEEDWARR
05/13/2022 08:59:33 AM 2 pgs
Fees: $13.00 Taxes: $7,770.00
20220513-0055128

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. M. CATHERINE CLEARWATER

WARRANTY DEED

Address New Owner: Austin M. Smith and Leslie A. Dewees 108 Taggart Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129 08 0E 002.00

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, **Brian R. Emerson and Megan S. Emerson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin M. Smith and Leslie A. Dewees, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Taggart Ave. at the Highlands, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Taggart Ave. at the Highlands, a Horizontal Property Regime, of record in Instrument Number 20160413-0035437, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Brian R. Emerson and Megan S. Emerson, Husband and Wife, by Warranty Deed from Blue Sky Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20170918-0095018, in the Register's Office of Davidson County, Tennessee, dated September 08, 2017 and recorded on September 18, 2017.

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.

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 2nd Revised Plan Highlands of Belle Meade No 2, Blocks E,F,G,H & K, as recorded in Plat Book 1130, Page(s) 71 and 72.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160413-0035437.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1300, Page 397 and Book 1303, Page 693.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1361, Page 210.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5325, Page 352.

This is improved property located at 108 Taggart Avenue Nashville TN 37205

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 11h day of May, 2022.

Brian R. Emerson

Megan S. Emerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian R. Emerson and Megan S. Emerson, 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 11th day of May, 2022.

Notary Public
My Commission Expires: 5/7/2024

