THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440736** Karen Johnson Davidson County Batch# 855808 DEEDWARR 05/16/2022 10:36:38 AM 2 pgs Fees: $13.00 Taxes: $12,950.00 20220516-0055859	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2022. Notary Public My Commission Expires: May 7, 2023 HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Garrett Barbic and Danielle Barbic 4626 Benton Smith Road Nashville TN 37215	New Owner	Tax Parcel ID No. 131 15 0 018.00

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, **David Gewant and Alexandra Gewant, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garrett Barbic and Danielle Barbic, 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. 14 on the Plan of Harpeth Acres, Section Seven, of record in Book 2331, Page 154, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Gewant and Alexandra Gewant, husband and wife, by Warranty Deed from Jeffrey D. Horn, unmarried, of record in Instrument No. 20210809-0106801, in the Register's Office of Davidson County, Tennessee, dated August 05, 2021 and recorded on August 09, 2021.

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 Harpeth Acres, Section Seven, as recorded in Plat Book 2331, Page(s) 154.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2633, Page 487.

This is improved property located at 4626 Benton Smith Road Nashville TN 37215

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 13th day of May, 2022.

David Gewant

Alexandra Gewant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Gewant and Alexandra Gewant, 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: _____

