THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541112** Karen Johnson Davidson County Batch# 872581 DEEDWARR 06/16/2022 10:40:55 AM 2 pgs Fees: $13.00 Taxes: $2,590.00 20220616-0068945	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2022. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Plummer and Christy Plummer, and George Francis Plummer 2507 Fairfax Avenue Nashville, TN 37212	New Owner	Tax Parcel ID No. 104 11 0 244.00

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, **John F. Plummer, III et ux Anne F. Plummer** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Plummer and Christy Plummer, husband and wife, and George Francis Plummer, an unmarried man, as joint tenants with right of survivorship**, ("Grantees"), its successors, 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. 82 and the Easterly 5.75 feet of Lot No. 81 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Homeplace, as of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee, to which plan specific reference is made herein for a complete description of metes and bounds.

Being the same property conveyed to John F. Plummer, III, et ux Anne F. Plummer by Warranty Deed from W. B. Grimes, et ux Pauline J. Grimes of record in Book 5156, Page 559, in the Register's Office of Davidson County, Tennessee, dated June 6, 1977 and recorded on June 8, 1977.

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 Bransford Realty Company's Subdivision of The Edgar Jones Home Place, as recorded in Plat Book 421, Page(s) 7.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20070628-0077526.
Easement for Access, recorded in Book 10650, Page 894.

This is improved property located at 2616 Essex Place 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 14th day of June, 2022.

John F. Plummer III

Anne F. Plummer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Plummer III and Anne F. Plummer, 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 14th day of June, 2022.

Notary Public
My Commission Expires: _____

