Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1260

Karen Johnson Davidson County
Batch# 890104 DEEDWARR
07/18/2022 10:59:56 AM 2 pgs
Fees: $13.00 Taxes: $10,360.00
20220718-0081903

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Nation and Stephanie Nation, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Hilry Dale, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 of Block G on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 of record in Plat Book 1130, Page 71 and 72, 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 James Nation and Stephanie Nation, husband and wife by Warranty deed from Prvince Builders, LLC, a Tennessee limited liability company and Philip Cantrell, an undivided one-half interest and Chris Cantrell, an undivided one-half interest of record in Instrument No. 20191007-0102395 Register's Office for Davidson County, Tennessee, dated October 01, 2019 and recorded on October 07, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 100 Taggart Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Andrew Hilry Dale **100 Taggart Avenue** **Nashville, TN 37205**	New Owner	**129-08-0-108.00**

WITNESS THE EXECUTION HEREOF this 8th day of July, 2022.

James Nation

Stephanie Nation

State of Tennessee)
County of Davidson)

On this 8th day of July, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Nation and Stephanie Nation, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,800,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of July, 2022.

Notary Public

My Commission Expires: _____

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