THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641541**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,223,000.00 Affiant Subscribed and sworn to before me, this 22nd day of July, 2022. Notary Public My Commission Expire

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 28, 2025

Karen Johnson Davidson County
Batch# 893054 DEEDWARR
07/25/2022 09:51:51 AM 2 pgs
Fees: $13.00 Taxes: $4,525.10
20220725-0084512

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Iain Briggs and Sara Briggs 231 Burlington Place Nashville TN 37215	New Owner	Tax Parcel ID No. 117-09-0C-034.00 CO

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, **Alexandra Dugan and Robert Miller, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Iain Briggs and Sara Briggs, husband and wife**, ("Grantees"), their 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(s) 34, as shown on the map entitled Burlington, of record in Plkat Book 5200, pages 403-405, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALEXANDRA DUGAN and ROBERT MILLER, WIFE AND HUSBAND, by deed from K. T. OSLIN, of record in Instrument No. 20161214-0131356 , dated December 9, 2016 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 117-09-0C-034.00 CO.

Matters shown on the Plan of record in Plat Book 5200, pages 403-405, said Register's Office.

Master Deed of record in Book 6011, page 653, amended in Book 6194, page 440, Book 6362, page 405 and amendment to bylaws of record in Book 11525, page 300, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5863, page 796 and amended in Book 6046, page 134, said Register's Office.

Easement granted to the City of Nashville of record in Book 3401, page 545, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6929, page 643, said Register's Office.

This is improved property located at 231 Burlington Place 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 22nd day of July, 2022.

Alexandra Dugan by Kate Rosenthal, her Attorney-in-Fact

Robert Miller by Kate Rosenthal, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Alexandra Dugan and Robert Miller and that she is authorized by Alexandra Dugan and Robert Miller to execute this instrument on their behalf.

Witness my hand, at office, this 22nd day of July, 2022.

Notary Public



My Commission Expires: _____