THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741844**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2022. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 904087 DEEDWARR
08/16/2022 11:29:37 AM 2 pgs
Fees: $13.00 Taxes: $5,735.00

20220816-0092739

WARRANTY DEED

Address New Owner: Ashleigh Richard and Andrew Richard 607 Westover Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-02-0-033.00

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, **William D. Bradshaw, III and Caroline L. Bradshaw, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ashleigh Richard and Andrew Richard, wife and husband** ("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 the northerly 75 feet of Lot No. 18 on the Plan of The Country Club Land Company's Subdivision of the 25 acre tract in Belle Meade, as of record in Plat Book 421, page 116, Register's Office for said County, to which plan reference is made for a more complete description.

Said northerly part of Lot No. 18 fronts 75 feet on the westerly side of Westover Drive and runs back between parallel lines 200 feet, more or less, to a dead line.

Together with a Joint Driveway Agreement recorded in Book 9792, page 243, said Register's Office.

Being the same property conveyed to WILLIAM D. BRADSHAW, III and wife, CAROLINE L. BRADSHAW, by deed from THOMAS H. CALLAWAY and wife, JOYCE E. CALLAWAY, of record in Instrument No. 20100520-0038854 , dated May 17, 2010 , 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. 130-02-0-033.00.

Matters shown on the Plan of record in Plat Book 421, page 116, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5321, page 431, said Register's Office.

Joint Driveway Agreement of record in Book 9792, page 243, said Register's Office.

This is improved property located at 607 Westover Drive 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 15th day of August, 2022.

William D. Bradshaw, III

Caroline L. Bradshaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William D. Bradshaw, III and Caroline L. Bradshaw, 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 15th day of August, 2022.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____