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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 938433 DEEDWARR
11/07/2022 10:12:14 AM 2 pgs
Fees: $13.00 Taxes: $1,822.25

20221107-0119438

B-WR-22-312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,500.00.

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARDINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Grace Alexander and James Lester Jackson, III	New Owner	
(NAME)	(NAME)	**172-12-0A-161.00-CO**
312 Burgandy Hill Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EVAN SMITH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH GRACE ALEXANDER AND JAMES LESTER JACKSON, III, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Section 9, Bradford Hills of record in Plat Book 7900, Page 414, 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 Evan Smith, an unmarried man, by Warranty Deed from Jason Scott and Sarah Scott, husband and wife, as joint tenants, of record in Instrument No. 20140926-0088815, Register's Office for Davidson County, Tennessee, dated September 24, 2014 and recorded on September 26, 2014. Evan Smith, having since married. His spouse, Emily Ann Smith joins in the execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 7900, Page 414, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the P.U.D. Boundary Plat of record in Book 7900, Page 6, said Register's Office.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, and Book 8681, Page 252, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.
- Charter of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
- Conveyance of open space/common area to HOA of record in Book 8154, Page 304, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for water main of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for sanitary sewer of record in Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space or Common Areas of record in Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8855, Page (s) 541 and 640, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **312 Burgandy Hill Trail, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 4th DAY OF NOVEMBER, 2022.

Evan Smith

Emily Ann Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVAN SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY ANN SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212