Karen Johnson Davidson County
Batch# 979910 DEEDWARR
03/13/2023 02:18:37 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20230313-0018121

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143473**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or valu for this transfer is: $560,000.00. Phelps Cooper Gambill Affiant Subscribed and sworn to before me, this 7th day of March, 2023. Margaret H. Taylor Notary Public My Commission Expires:

MARGARET H. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phelps Cooper Gambill 919 Bresslyn Road Nashville, TN 37205	~~New Owner~~ Renasant Bank 2001 Park Pl N, St 650 Birmingham, AL 35203	Tax Parcel ID No. 102 14 0 032.00

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 A. Drewry and Elizabeth L. Drewry, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Phelps Cooper Gambill, an unmarried person** ("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. 284 on the Plan of Brook Meade Section 8 of record in Book 2900, page 134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William A. Drewry and Elizabeth L. Drewry, Husband and Wife, by Warranty Deed from Adam Sawyer and Andrea Sawyer, Husband and Wife, of record in Instrument No. 20190925-0097315, in the Register's Office of Davidson County, Tennessee, dated September 20, 2019 and recorded on September 25, 2019.

This Conveyance is subject to:

Taxes for 2023, and subsequent years; The Plan of record in Book 2900, page 134, said Register's Office, shows an owner's certificate, a 50 foot minimum building setback line from Bresslyn Road and a 10 foot easement for public utility purposes along the rear line of said lot; and a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot; and easement for flow of creek along rear line of said lot.

Easement for sanitary sewers and/or drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4545, page 258, said Register's Office.

This is improved property located at 919 Bresslyn Road 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 7th day of March, 2023.

William A. Drewry

Elizabeth L. Drewry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William A. Drewry and Elizabeth L. Drewry, 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 7th day of March, 2023.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025