DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

MJ-P-23-2708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 9-6-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1060004 **DEEDWARR**
10/12/2023 12:09 37 PM 2 pgs
Fees: $13.00 Taxes $2,886.00

20231012-0080008

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Stephen Grace and Laura Grace	**New Owner**	
(NAME)	(NAME)	**083-04-0A-002.00-CO**
7851 Trout Lily Drive		
(ADDRESS)	(ADDRESS)	
Ootlewah TN 37363		
(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, **BARNABY PERRY AND DOUGLAS PHILIP BROCKWAY, HUSBAND AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN GRACE AND LAURA GRACE, HUSBAND AND WIFE,** 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 2 on the Plan of First Amendment, Greenside Park, of record in Instrument No 20120507-0039371, which revised Instrument No 20120418-0033247, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Barnaby Perry and Douglas Philip Brockway, a married couple by Warranty deed from Tiffany Meals, f/k/a Tiffany M. Feltman, and Nathan J Meals, husband and wife of record in Instrument No 20210322-0037828 Register's Office for Davidson County, Tennessee, dated March 18, 2021 and recorded on March 22, 2021 (Value of consideration shown in aforementioned deed $625,000 00)

This conveyance is subject to

- Subject to all matters shown on the Plan of record as Instrument Number 20120507-0039371 revising Instrument Number 20120418-0033109, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 31 and Plat Book 547, Page 158, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20120409-0030265 as amended in Instrument No 20130115-004913 and Instrument No 20140219-0014317, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Restrictions of record in Book 5354, Page 903, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Agreement of record in Book 5546, Page 104, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070205-0014395, in the Register's Office for Davidson County, Tennessee
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20100517-0037548, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Street Right-of-way of record in Instrument Number 20150929-0098816, in the Register's Office for Davidson County, Tennessee
- Common Open Space of record in Instrument No 20151208-0123635, in the Register's Office for Davidson County, Tennessee
- Restrictive Covenant for Detached Structure of record in Instrument No 20131210-0125322, 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 **2708 Greenside Place, Nashville, Tennessee 37206**

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 10 DAY OF OCTOBER, 2023

Barnaby Perry

Barnaby Perry

Douglas Philip Brockway

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARNABY PERRY, 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 executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of October, 2023

Notary Public
My Commission Expires 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #. 01GR0006371
Commission Expires: 04/26/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS PHILIP BROCKWAY, 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 executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of October, 2023

Notary Public
My Commission Expires 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #. 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212