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

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 240146668**

Karen Johnson Davidson County
Batch # 1095753 DEEDWARR
01/30/2024 10:15:00 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20240130-0006418

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of January, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, V
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Thomas Crockett Herbert, Jr.<br>603 Green Park<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>117 13 0B 074.00 |

**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, **Rebecca Bainbridge, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Crockett Herbert, Jr.**,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Married

Land in Davidson County, Tennessee, being Lot No. 603 on the Plan of Abbottsford, Phase One, of record in Book 6250, page 419, 420, and 421, and as amended in Book 6771, page 683 and Book 6800, page 164, all in the Register's Office for Said County, being described as follows:

Beginning at a point in the Westerly margin of Green Park, said point being the Northeasterly corner of Lot No. 604 on said plan, thence South 87 degrees 25 minutes 44 seconds West 60.67 feet to a point; thence North 00 degrees 54 minutes 17 seconds West 160.19 feet to a point; said point being the Northwest corner of said Lot No. 603; thence North 87 degrees 25 minutes 44 seconds East 60.67 feet to a point, said point being the Northwesterly corner of Lot. No. 602 on said plan; thence with the Westerly margin of Lot No. 602 and the Westerly margin of Green Park South 00 degrees 54 minutes 17 seconds East 160.19 feet to the point of beginning.

Being the same property conveyed to Thomas Bainbridge and wife, Rebecca Bainbridge, by Warranty Deed from Jack A. Butler and wife, Martha L. Butler, of record in Book 10501, Page 472, in the Register's Office of Davidson County, Tennessee, dated June 19, 1997 and recorded on June 23, 1997. The said Thomas Bainbridge having died since October 01, 2021, leaving his wife, Rebecca Bainbridge as the surviving tenant by the entireties.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One of Abbottsford, A Planned Unit Development, as recorded in Plat Book 6250, Page(s) 419-421 amended in Book 6771, Page 683 and corrected by Surveyors

Certificate of Correction recorded in Book 6800, Page 164 and further amended recorded in Instrument No. 20070904-0105722.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6537, Page 303, as amended in Book 8106, Page 1; Book 10458, Page 810; Instrument Nos. 20010330-0030930, 20131218- 0127945, 20131218-0127946, 20150511-0042928, 20160523-0051264, 20160523-0051266, as amendment to bylaws in Book 8627, Page 254; Book 9381, Page 876; Instrument Nos. 20131218- 0127949, 20160523-0051265; Parking Rules recorded in Instrument No. 20140307-0019563 and Leasing Rules recorded in Instrument No. 20140408-0029142.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants and Reciprocal Easements recorded in Book 6478, Page 177, as amended in Book 6530, Page 242.
Easement recorded in Book 6974, Page 909 and Book 6974, Page 961.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6555, Page 328.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 603 Green Park 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 29th day of January, 2024.

Rebecca Bainbridge by [signature] Attorney in Fact
Rebecca Bainbridge
By: Hart Weatherford, 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, Hart Weatherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Rebecca Bainbridge and that he is authorized by Rebecca Bainbridge to execute this instrument on her behalf.

WITNESS my hand, at office, this 29th day of January, 2024.

[signature]
Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026