Karen Johnson Davidson County
Batch# 1138669 DEEDWARR
05/23/2024 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240523-0038532

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

CRT File No. 240447583

GERALYN N. LIPS
Notary Public - State of Louisiana
Notary ID Number 134206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

Leslie Eastland Haley
Affiant

Subscribed and sworn to before me, this ~~22nd~~ 21st day of May, 2024.

Geralyn N Lips
Notary Public
My Commission Expires: WITH LIFE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexis Pope and Kelley Bratcher 1265 Scarcroft Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 141 05 0A 236.00

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, **Leslie Eastland Haley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexis Pope and Kelley Bratcher, a married couple**, ("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. 236 on the Plat of AVONDALE PARK, PHASE 2, SECTION 1 of record in Instrument No. 20110208-0011105, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Leslie Eastland Haley, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20120216-0013585, in the Register's Office of Davidson County, Tennessee, dated February 14, 2012 and recorded on February 16, 2012.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AVONDALE PARK, PHASE 2, SECTION 1, as recorded in Instrument No. 20110208-0011105.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Harpeth 40 Mobile Home Park, as recorded in Plat Book 4300, Page 49.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452; as being amended in Instrument No. 20090331-0028791; Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020821-0100879.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071002-0117293 and Instrument No. 20090814-0076610.
All of the terms and provisions set forth and contained in that certain Lease between Buck Allison Inc., Lessor, and The Lamar Corporation, Lessee, recorded in Book 6078, Page 619.
All of the terms and provisions set forth and contained in that certain Lease between Michael R. Allison, Lessor, and National Advertising Company, a Delaware corporation, Lessee, a memorandum of which is recorded in Book 10023, Page 638.
Contract for Railroad recorded in Book 5348, Page 362 and Assignment recorded in Book 5902, Page 469.
Resolution Regarding Abandonment of Easement Rights recorded in Instrument No. 20080826-0087638.

Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 1265 Scarcroft Lane Nashville TN 37221

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 21st day of May, 2024.

Leslie Eastland Haley

Leslie Eastland Haley

STATE OF LOUISIANA)
COUNTY OF ST. TAMMANY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie Eastland Haley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2024.

Geralyn N Lips

Notary Public
My Commission Expires: WITH LIFE

GERALYN N. LIPS
Notary Public - State of Louisiana
Notary ID Number 134206

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/21/24.

Affiant Signature

5/22/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 22 day of May, 2024

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARY ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY