WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064005 DEEDWARR
Recvd: 07/26/17 10:23 2 pgs
Fees:13.00 Taxes:296.00

20170726-0075497

J-EN-17-1512-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Russell Fitch	**New Owner**	
(NAME)	(NAME)	
319 Wandering Circle		**081-15-0-313.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **FYZZ, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUSSELL FITCH,** 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:

Being the Southerly or rear parts of Lot No. 31 and Lot No. 32, MANLOVE HEIRS PLAN, as shown on plat of record in Plat Book 21, Page 129, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Southerly parts of Lot No. 31 and Lot No. 32 front 50 feet on the Easterly margin of Eighteenth Avenue North, formerly Salem Street, now D. B. Todd Blvd., and extends back with the Northern margin of an alley 113 feet to the West line of Lot No. 33, and measuring 8.8 feet in the rear.

Being the same property conveyed to Nick Dorroll by Warranty Deed from Ophia L. McCray, unmarried, of record in Instrument No. 20130520-0050334, in the Register's Office of Davidson County, Tennessee, dated May 17, 2013 and recorded on May 20, 2013. (Value or consideration shown on aforementioned deed $5,000.00)

Being the same property conveyed to Fyzz, LLC by Warranty Deed from Nick Dorroll, married, of record in Instrument No. 20150810-0079437, in the Register's Office of Davidson County, Tennessee, dated August 07, 2015 and recorded on August 10, 2015. (Value or consideration shown on aforementioned deed $45,000.00)

Being also known as 1512 Dr. D. B. Todd Jr. Blvd., Nashville, Tennessee 37208.

This conveyance is subject to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MANLOVE HEIRS PLAN, as recorded in Plat Book 21, Page(s) 129, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1512 Doctor D.B. Todd Junior Boulevard, Nashville, Tennessee 37212**.

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 21st DAY OF JULY, 2017.

FYZZ, LLC, a Tennessee Limited Liability Company

BY:_____
Phoebe Zhang
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHOEBE ZHANG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of FYZZ, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of July, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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