WARRANTY DEED

Bill Garrett Davidson County
Batch# 117246 DEEDWARR
07/17/2018 03:02:42 PM 2 pgs
Fees: $13.00 Taxes: $3,144.63

20180717-0069580

B-KW-18-4000

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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)
Melissa Warren and Adam Fulton	new owners	
(NAME)	(NAME)	**103-08-0-190.00**
4000 Cambridge Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JUSTIN FABLING AND KATHERINE FABLING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA WARREN AND ADAM FULTON, WIFE AND HUSBAND,** 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 the easterly part of Lot No. 356 on the Map of Richland Realty Company's Division "C", of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 356 being described as follows: Beginning at the Southwest corner of a 60 foot street supposed to be the continuation of Cambridge Avenue, to an alley being the Northeast corner of said Lot No. 356, thence with the Southerly margin of said alley Westerly 171 7/8 feet, more or less, to a point; thence, Southerly 100 feet or more or less to a point; thence Easterly 180 feet to the Westerly margin of Cambridge Avenue; thence 170 feet Northerly along the Westerly margin of Cambridge Avenue to the point of beginning.

Excepted and excluded from the above-described tract is the following:

Beginning at an iron pin in the corner of the intersection of Cambridge Avenue and a 15 foot alley, said pin marking the Northeasterly of said Lot No. 356, thence in a Southwesterly direction along the Southerly margin of said alley, a distance 171 7/8 feet a point; thence Southwardly 100 feet to a point in the Southerly line of said Lot No. 356; thence Easterly along the Southerly line of said Lot No. 356, 85.1 feet to an iron pin which is 94.9 feet Westwardly from the Southeasterly corner of said Lot No. 356; thence in a Northwestwardly direction to 82.4 feet to an iron pin located 111.75 feet Westwardly from the Westerly margin of Cambridge Avenue, thence in an Easterly direction 111.75 feet to an iron pin in the Westerly margin of Cambridge Avenue; thence in a Northerly direction along the Westerly margin of Cambridge Avenue a distance of 93.5 feet to a point of beginning.

Being the same property conveyed to Justin Fabling and Katherine Fabling, husband and wife by Warranty deed from Charles Richardson of record in Instrument No. 20151104-0112251 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 04, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20141016-0095441 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: **4000 Cambridge Avenue, Nashville, Tennessee 37205**.

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 16th DAY OF JULY, 2018.

Justin Fabling

Katherine Fabling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN FABLING, 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 16th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE FABLING, 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 16th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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