Davidson County
Batch# 220839 DEEDWARR
04/23/2019 11:54:04 AM 2 pgs
Fees: $13.00 Taxes: $2,553.00
20190423-0037221

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grace G. Fairbanks, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Koko Residential, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Esteswood Estates, of record in Book 1835, page 101, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of the property.

Being the same property conveyed to Robert Douglas Fairbanks and wife, Grace G. Fairbanks, dated June 2, 1978, of record in Book 5293, page 972, Register's Office for Davidson County, Tennessee. Robert Douglas Fairbanks is now deceased leaving Grace G. Fairbanks as tenant by entirety. David Stone Garretson is signing as Power of Attorney for the Grantor, Grace G. Fairbanks, and is shown of record in Instrument No. 20190415-0034033, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4322 Esteswood Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of April, 2019.

Grace G. Fairbanks by David Stone Garretson Her attorney in fact

Grace G. Fairbanks by David Stone Garretson
Her Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 18th day of April, 2019 before me personally appeared David Stone Garretson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Grace G. Fairbanks, acknowledged that such person executed the same as the free act and deed of Grace G. Fairbanks.

Notary Public

My Commission Expires: 3/8/22

ANGELA BOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 690,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of April, 2019.

Notary Public

My Commission Expires: 3/8/22

ANGELA BOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Koko Residential, LLC Attn: Eakin 1201 Demonbreun St, Ste 1400 Nashville, TN 37203	NEW OWNER	130-08-0-019.00