THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **580,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF May, 2019. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin S. Fairchild & Brandi C. Fairchild		MAP 103-03-0-
4706 Nebraska Avenue	NEW OWNER	PARCEL 241.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Melinda Fox Plotner and Nicholas Chase Plotner, as Co-Trustees of the Plotner Residence Trust, Melinda Fox Plotner as Executor of the Estate of Greg Michael Plotner and Melinda Fox Plotner, individually**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin S. Fairchild and Brandi C. Fairchild, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 10, Block on the Map of Part of Sylvan Park of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregg Plotner by Warranty deed from Brian Presley Reynolds and wife, Erin R. Newkirk-Reynolds of record in Instrument No. 20020809-0096364 Register's Office for Davidson County, Tennessee, dated 07/03/2002 and recorded on 08/09/2002.

Being the same property conveyed to Gregg Plotner and wife, Christine Johntson Plotner by Quitclaim deed from Gregg Plotner of record in Instrument No. 20030714-0098132, Instrument No. 20030404-0044384 and Instrument No. 20030609-0079408, Register's Office for Davidson County, Tennessee, dated 02/10/2003 and recorded on 07/14/2003.

The said Gregg M. Plotner having died 11/01/2018. His will being probated in Davidson County Case No. 18P-2071. His Last Will and Testament devised the property to Melinda Fox Plotner and Nicholas Chase Plotner, as Co-Trustees Plotner Residence Trust, and Melinda Fox Plotner, individually.

Being the same property conveyed to the Estate of Gregg Michael Plotner by Quitclaim Deed from Christine M. Johnston (formerly Christine Johnston Plotner to effectuate the terms of the Divorce Decree of record in Instrument No. 20161230-0137311 Register's Office for Davidson County, Tennessee, dated 12/05/2011 and recorded on 12/30/2016. Said Quitclaim deed is recorded simultaneously herewith as Instrument number 20190506-0042060. By the terms of the said Last Will and Testament, his Executor has the power of sale of all real Estate that in the administration of the Estate.

Being also known as 4706 Nebraska Avenue Nashville, Tennessee 37209.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4706 Nebraska Avenue; Nashville, TN 37209.**

Karen Johnson Davidson County
Batch# 226333 DEEDWARR
05/06/2019 10:32:11 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20190506-0042061

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand this the 1st day of May, 2019.

The Plotner Residence Trust

BY: Melinda Fox Plotner Trustee
Melinda Fox Plotner, Trustee

Nicholas Chase Plotner, Trustee

The Estate of Gregg Michael Plotner

BY: Melinda Fox Plotner Executor
Melinda Fox Plotner, Executor

Melinda Fox Plotner
Melinda Fox Plotner, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Melinda Fox Plotner and Nicholas Chase Plotner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the **Plotner Residence Trust**, and are authorized by the Trust to execute this instrument on behalf of the Trust.

Witness my hand and seal this the 1st day of May, 2019.

My Commission expires 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Melinda Fox Plotner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the Estate of Gregg Michael Plotner, and is authorized by the Estate to execute this instrument on behalf of the Estate.

Witness my hand and seal this the 1st day of May, 2019.

My Commission expires 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melinda Fox Plotner** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of May, 2019.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public