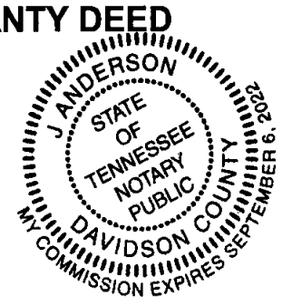
WARRANTY DEED



A-BHHS-19-5211B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(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)
Scott Jacob Fishel	**New Owner**	
(NAME)	Karen Johnson Davidson County Batch# 231545 **DEEDWARR** 05/17/2019 11:06:42 AM 2 pgs Fees: $13.00 Taxes: $1,757.13	**091-11-0K-001.00-CO**
5211 B Illinois Ave.		
(ADDRESS)	20190517-0046717	
Nashville, TN 37209		
(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, **WILLIAM F. LOEFFEL, JR., A MARRIED MAN AND WILLIAM F. LOEFFEL, III, A SINGLE MAN AND REED BATEMAN LOEFFEL, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT JACOB FISHEL, UNMARRIED,** 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 Unit "B" on the Plan of Homes at 5211 Illinois Avenue, a Horizontal Property Regime with Private Elements, attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5211 Illinois Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160125-0006786, as amended in Instrument No. 20160225-0018136 and Instrument No. 20160301-019444, and further amended in a Third Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 5211 Illinois Avenue, a Horizontal Property Regime with Private Elements, referencing a Third Revised Exhibit A attached to said Amendment, replacing in their entirety al prior recorded plats, dated September 13, 2016, of record in Instrument No. 20160913-0096346, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to William F. Loeffel, Jr., William F. Loeffel, III and Reed Bateman Loeffel, as tenants in common with right of survivorship by Warranty deed from Harold G. Johnson, Jr. of record in Instrument No. 20160919-0098294 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 19, 2016 and Affidavit of Scrivener's Error recorded in Instrument No. 20180226-0017668.

***For the purpose of this conveyance the subject property was never William F. Loeffel, Jr.'s primary marital residence.**

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.
- Subject to all matters attached as Exhibit "A" shown on the Plan attached as Exhibit "A" to the Declaration of Covenants, Conditions, and Restrictions for Homes at 5211 Illinois Avenue a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160125-0006786, as amended in Instrument No. 20160225-0018136, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160125-0006786, as amended in Instrument No. 20160225-0018136, Instrument No. 20160301-0019444 and Instrument No. 20160913-0096346, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20160125-0006788, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2019 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: **5211 B Illinois Ave., Nashville, Tennessee 37209**.

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 15th DAY OF MAY, 2019.

William F. Loeffel, Jr.

William F. Loeffel, III

Reed Bateman Loeffel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. LOEFFEL, JR., 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 15th of May, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. LOEFFEL, III, 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 15th of May, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REED BATEMAN LOEFFEL, 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 15th of May, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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