THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34809-05-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me this 1st day of July, 2019. Notary Public My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

WARRANTY DEED

Address New Owner: Jane Chera PO Box 128484 Nashville, TN 37212	**Send Tax Bills To:** Jane Chera PO Box 128484 Nashville, TN 37212	**Tax Information:** Map and Parcel No.: 104 04 0 115 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith E. Case and wife, Penelope Case**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane Chera** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1025 17th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 251141 DEEDWARR
07/01/2019 03:16:16 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20190701-0063964

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of July, 2019.

Keith E. Case

Keith E. Case

Penelope Case by Keith E. Case her Attorney-in-fact

Penelope Case, by Keith E. Case, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith E. Case, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2019.

Notary Public

My Commission Expires:

KELLY E COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith E. Case, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Penelope Case, and he is authorized by Penelope Case to execute this instrument on her behalf.

Witness my hand, at office, this 1st day of July, 2019.

Notary Public
My Commission Expires:

KELLY E COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Henry J. Lamar Washington's Subdivision of Lot 14 O.B. Hayes "Rokeby" Sub, as shown on Plat of record in Plat Book 421, page 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 1 fronts 47 feet on the westerly margin of 17th Avenue South and extends back between parallel lines 156 1/2 feet to an alley.

Being the same property conveyed to Keith E. Case and wife, Penelope Case by deed dated October 1, 1998 from Capstar Operating Company of Tennessee, Inc., a Delaware Corporation of record in Book 11139, page 882, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, and all subsequent years, which have been prorated and assumed by Grantee. Map and Parcel No. 104 04 0 115 00.
2. All matters appearing on the Plan of record as Book 421, page 2, Register's Office for Davidson County, Tennessee.