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. 34754-04-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $347,450.00. Affiant Subscribed and sworn to before me this 4th day of October, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Eric Green 903 Fairoaks Drive Madison, TN 37115	**Send Tax Bills To:** Eric Green 903 Fairoaks Drive Madison, TN 37115	**Tax Information:** Map and Parcel No.: 051 06 0 018 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, **Todd Realty, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Green, married** ("Grantee"), his 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 903 Fairoaks Drive, Madison, TN 37115.

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# 296780 DEEDWARR
10/07/2019 10:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,285.56
20191007-0102284

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of October, 2019.

Todd Realty LLC, a Tennessee limited liability company

BY:_____
Daniel C. Todd, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Daniel C. Todd, the bargainor, 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 Chief Manager of Todd Realty LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of October, 2019.

_____
Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Pleasant Acres, Section Five, as of record in Book 2331, page 56, Register's Office for said County.

Said Lot No. 5 fronts 132.81 feet on the south side of Fairoaks Drive and runs back 273.25 feet on the east line, and 255.50 feet on the west line, to a dead line in the rear which measures 182.38 feet.

Being the same property conveyed to Elmer Hersdiell Todd, Jr. and wife, Imelda W. Todd by deed dated August 13, 1957 from Edward R. Phillips and wife, Louise Phillips of record in Book 2693, page 528, Register's Office for Davidson County, Tennessee. Elmer Hersdiell Todd having since died on February 20, 2016 leaving Imelda W. Todd as surviving tenant by the entirety. Imelda W. Todd being one and the same as Imelda Marie Wehby Todd died on July 3, 2018 leaving a Last Will and Testament filed for Probate in Case No. 18P1222, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, Imelda Marie Wehby Todd directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Daniel C. Todd. By Quitclaim Deed dated November 6, 2018 of record in Instrument No. 20181119-0113730, Register's Office for Davidson County, Tennessee, Andrew L. Todd, as Executor of the Estate of Elmer H. Todd, Jr., and Daniel C. Todd, as Executor of the Estate of Imelda Marie Wehby Todd conveyed subject property to Todd Realty, LLC.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 051 06 0 018 00.
2. Restrictive Covenants contained in an instrument of record in Book 2445, page 587, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 56, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5137, page 558, Register's Office for Davidson County, Tennessee.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/14/2020

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY