WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR, VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,194.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of April, 2019

Notary Public

MY COMMISSION EXPIRES: 1-3-23

(AFFIX SEAL)

COLIN BEICHLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 299590 DEEDWARR
10/11/2019 09:32:39 AM 2 pgs
Fees: $13.00 Taxes: $126.52
20191011-0104347

THIS INSTRUMENT WAS PREPARED BY:
Rick Lain, 841 Wren Road, Ste 2, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rick Lain	Rick Lain	08110024200
(NAME)	(NAME)	
1713A 23rd Ave N	PO Box 282411	Parcel 242.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37228	08DA 11825
(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 considerations, the receipt of which is hereby acknowledged, **Richard E. Green,** a single man hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rick Lain,** a single man, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No 379-A, Zone Lot Division of Lot 379 of the Resubdivision of Lot 379 of Harding Subdivision, of record in Plat Book 6200, page 378, Register's Office for Davidson County Tennessee to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Richard E. Green unmarried by deed from Kevin Scott Barnes and wife Tonya Barnes by deed recorded in **Book 8273 page 46**, said Register's Office for Davidson County Tennessee.

This conveyance is further subject to (1) 2019 Property taxes and subsequent years (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) any other restriction, condition and easements of public record.

This is improved property, known as: **1713A 23rd Ave N, Nashville, TN 37208**

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/or 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/or 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 hand this 6th day of April 2019

Richard E. Green

Richard E. Green

State of Tennessee
County of Davidson

Personally appeared before me Richard E. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this 6 day of April, 2019

Notary Public

My Commission Expires: 1-3-22

COLIN BEICHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY