Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of October, 2019.

Notary Public
My commission expires: 3/31/20

Karen Johnson Davidson County
Batch# 300783 **DEEDWARR**
10/15/2019 08:51:48 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20191015-0105351

RUTHERFORD COUNTY TONJA COX STATE OF TENNESSEE NOTARY PUBLIC

04-1909-57393

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jason Ward and Graham Ward 4806 Lexington Drive Nashville TN 37211	Jason Ward and Graham Ward 1512 Anthony Way Mt. Juliet, TN 37122	134-13-0-057.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Ezell, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jason Ward and Graham Ward, tenants in common with right of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 145, on the Plan of Kenilworth Estates, Section Three, of record in Book 2900, Pages 149 and 150, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Ezell and wife, Alice Ezell by deed from Harold L. Kieffer, Sr., Harold L. Kieffer, Jr., James Richard Kieffer, and Robert Leon Kieffer, the Heirs at Law of Evelyn C. Kieffer, dated January 23, 1986, recorded February 3, 1986, of record in Book 6775, Page 765, Register's Office for Davidson County, Tennessee. The said Alice Ezell having since died leaving Robert Ezell as tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4806 Lexington Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Effective as of May 1, 2015; Last updated March 1, 2017 Copyright © 2017. Fidelity National Financial, Inc. All Rights Reserved.

WITNESS my hand this 10th day of October, 2019.

Robert Ezell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert Ezell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 10th day of October, 2019.

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Copyright © 2017. Fidelity National Financial, Inc. All Rights Reserved.