WARRANTY DEED

Karen Johnson Davidson County
Batch# 317444 DEEDWARR
11/19/2019 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20191119-0119401

B-JL-19-519

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~15th~~ 19th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
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)
Nathan/Dale Stoops Real Estate, LLC	New Owner	
(NAME)	(NAME)	**090-11-0-076.00**
519 Basswood Avenue		
(ADDRESS)	(ADDRESS)	
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, **MICHAEL LEE AND ELIZABETH LEE, HUSBAND AND WIFE AND BRIAN CHESTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN/DALE STOOPS REAL ESTATE, LLC,** 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 Lot No. 3 on the Plan of Final Plat Cumberland Cove of record in Plat at Instrument No. 20161129-0125118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Jean Lafitte Designs, LLC, a Tennessee limited liability company by Warranty deed from Thomas S. Hirsbrunner, Sue Ann Hirsbrunner, Kelli Keir and Karen Hutcherson of record in Instrument No. 20160922-0100078, Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 22, 2016.

Being a portion of the same property conveyed to Michael Lee and Elizabeth Lee, husband and wife, a fifty percent (50%) interest and Brian Chester, a fifty percent (50%) interest, as tenants in common by Quitclaim deed from Jean Lafitte Designs, LLC, a Tennessee limited liability company of record in Instrument No. 20160926-0101304 Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 26, 2016.

Being a portion of the same property conveyed to Michael Lee and Elizabeth Lee, husband and wife, a fifty percent (50%) interest and Brian Chester, a fifty percent (50%) interest, as tenants in common by Quitclaim deed from Rodman M. Smythe of record in Instrument No. 20170118-0005493 Register's Office for Davidson County, Tennessee, dated January 07, 2017 and recorded on January 18, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 11, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20161129-0125118, Register's Office for Davidson County, Tennessee.
- Flowage Easement to the United States of America of record in Book 2147, Page 42, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3880, Page 77, in the Register's Office for Davidson County, Tennessee.
- Expressly reserved to Charline S. Hirsbrunner, her heirs and assigns, is a perpetual easement running with the land for the purpose of ingress and egress as contained in Instrument Number 20170118-0005493, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **519 Basswood Avenue, 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 NOVEMBER, 2019.

Michael Lee

Elizabeth Lee

Brian Chester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL LEE, 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 November, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH LEE, 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 November, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN CHESTER, 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 November, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

