WARRANTY DEED

Karen Johnson Davidson County
Batch# 324834 DEEDWARR
12/04/2019 02:05:59 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20191204-0125137

JM-ZEIT-19-2697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/2020

THIS INSTRUMENT WAS PREPARED BY

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)
Fessey Real Estate, LLC (NAME)	**NEW OWNER** (NAME)	**118-03-020.00**
1781 Hillmont Dr (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (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, **ERBAN COMMERCIAL REALTY, L.P., A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FESSEY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 12 on the Map of Fessey Court, as of record in Plat Book 1835, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 90 feet on the west side of Fessey Court and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to ERBan Commercial Realty, L. P. by Quitclaim Deed from James A. Tillman, as Executor of the Estate of E. R. Buchi, Sr., and James A. Tillman, Successor Trustee of the Restated Revocable Trust of E. R. Buchi, Sr., dated October 27, 1998, as established under the Will of E. R. Buchi, Sr., of record in Instrument No. 20001222-0125676, Register's Office for Davidson County, Tennessee, dated December 22, 2000 and recorded on December 22, 2000.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 1835, Page 72, 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: **2697 Fessey Court, Nashville, Tennessee 37204**.

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 2nd DAY OF DECEMBER, 2019.

ERBan Commercial Realty, L.P.

BY: E. Russell Buchi Jr.
E. Russel Buchi, Jr.
Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. Russell Buchi, Jr., signing for ERBan Commercial Realty, L.P., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of ERBan Commercial Realty, L.P., the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of December, 2019.

Notary Public

My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212