THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 191223898

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $249,900.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 30th day of December, 2019.

Notary Public
My Commission Expires: 7/6/20

Karen Johnson Davidson County
Batch# 337671 DEEDWARR
01/02/2020 02:58:21 PM 2 pgs
Fees: $13.00 Taxes: $924.63
20200102-0000417

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Olivia L. Holmes and Andrew D Glass 3857 Augusta Drive Nashville TN 37207	New Owner	Tax Parcel ID No. 059-11-0-094.00

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, **Tate Real Estate and Development, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Olivia L. Holmes and Andrew D Glass, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 465 on the Plan of Haynes Manor, Section 3, as of record in Plat Book 4175, Page 11, Register's Office for Davidson County.

Said Lot No. 465 fronts 69.00 feet on the Northwesterly side of Augusta Drive and extends back 112.4 feet on the Southwesterly line and 127.5 feet on the Northeasterly line, to a dead line in the rear, measuring 70.6 feet thereon.

Being the same property conveyed to Tate Real Estate and Development, LLC, a Tennessee limited liability company by Warranty deed from Alberta Nelson, single of record in Instrument No. 20190730-0074933 Register's Office for Davidson County, Tennessee, dated July 29, 2019 and recorded on July 30, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 11, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4228, Page 685 and book 4243, page 869, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JMT-RMV-19-3857

This is improved property located at 3857 Augusta Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2019.

Tate Real Estate and Development, LLC

BY: _____
Clay Tate, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clay Tate, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole Member of Tate Real Estate Development, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Membrer.

Witness my hand, at office, this 30th day of December, 2019.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022