Karen Johnson Davidson County
Batch# 355150 DEEDWARR
02/07/2020 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $330.82
20200207-0014616

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,411.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-3-22

(AFFIX SEAL)

A-BD-20-513

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)
1242 Property Solutions, LLC	**New Owner**	
(NAME)	(NAME)	**128-11-0-034.00**
6400 Highway 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **CRAWFORD P. FORTUNE AND THELMA SUE FORTUNE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1242 PROPERTY SOLUTIONS, 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:

Being Lot No. 8 on the Plat of Holt Meadows of record in Plat Book 4300, page 174, Register's Office for said County.

Said Lot No. 8 fronts 70 feet on the southerly margin of Holt Valley Drive and extends back 158.43 feet on the easterly line and 147.22 feet on the westerly line, to a line on the rear on which it measures 87.30 feet.

Being the same property conveyed to Crawford P. Fortune and wife Thelma Sue Fortune by Warranty deed from Donna Lee Hendrian Bumpas and husband Roger Bumpas of record in Book 5440, page 149, Register's Office for Davidson County, Tennessee, dated May 21, 1979 and recorded on May 24, 1979.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 174, Register's Office for Davidson County, Tennessee.
- Subject to Restrictive covenants of record in Book 4767, Page 930, in the Register's Office for Davidson County, Tennessee.
- Metropolitan Government of Nashville and Davidson County of record in Book 10827, Page 293, in the Register's Office for Davidson County, Tennessee.
- Metropolitan Government of Nashville and Davidson County of record in Instrument Number 200004070035407, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **513 Holt Valley Road, Nashville, Tennessee 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 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 7th DAY OF FEBRUARY, 2020.

Crawford P. Fortune

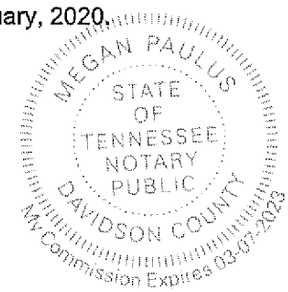
Thelma Sue Fortune

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRAWFORD P. FORTUNE, 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 7th of February, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

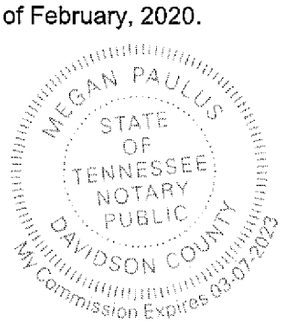


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THELMA SUE FORTUNE, 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 7th of February, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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

True Copy Certification

I, John Gleaves, 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 Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2027
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY