WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: 11.8.2021

(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ZeeJay Developments LLC	NEW OWNER	05010021700 05010017000 05010015700
(NAME)	(NAME)	
111 Lake Park Dr.		
(ADDRESS)	(ADDRESS)	
Martin, TN 38237		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 360481 DEEDWARR
02/19/2020 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200219-0018605

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ADS of South Florida, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ZeeJay Developments LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

204 Fawnwood Court
Land in Davidson County, Tennessee, being Lot No. 148B on the Plan of Chesapeake Homes, Section 4, of record in Book 6250, page 932, and resubdivided in Book 6250, Page 933, Register's Office for a more complete description.

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument No. 20140723-0065301, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

206 Fawnwood Court
Land in Davidson County, Tennessee, being Lot No. 148-A, Zone Lot Division, Lots 63-65, 125, 126, 128-134, 141, 144, 145, 147-152, on Plan of Chesapeake Homes, Revision to Section 4, as of record in Plat Book 6250, page 933, said Register's office Office to which plant reference is hereby made for a more complete description.

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument No. 20140717-0063173, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

3409 Fawnwood Place
Land in Davidson county, Tennessee , Being Lot No .130A on the Plan of Zone Lo Division, Lots 63-65, 68-69, 125-126, 128-134, 141, 144-145, 147-152 revision to Section Four, Cheasapeake Homes of record in Book 6250, Page 932, as revised in Book 6250, Page 933, register's Office for said County, to which reference is hereby

made for a more complete legal description.

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument NO. 20151207-0122880, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 204 Fawnwood Court, Nashville, TN 37207
206 Fawnwood Court, Nashville, TN 37207
3409 Fawnwood Place, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my/our hands this 7th day of February, 2020.

ADS of South Florida, LLC

James Barret, Authorized Agent

State of Tennessee
County of Davidson

before me, the undersigned, a Notary Public in and for the State of county aforesaid, personally appeared James Barret with whom i am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Authorized Agent of ADS of South Florida, LLC and that he as such Authorized Agent executed the foregoing instrument for the purposes therin contained, by singing the name of ADS of South Florida, LLC by himself as Authorized Agent.

Witness my hand and official seal at Nashville, tennessee, this the 7th day of February, 2020.

Notary Public
My Commission Expires: 12/20/2020

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 14404

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212