WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

AUDRA H JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-03-2021

JM-SB-VRES-20-2008

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 366639 **DEEDWARR**
03/04/2020 11:13:21 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20200304-0023972

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Charles Johnson and Shea Windley	**NEW OWNER**	
(NAME)	(NAME)	**083-06-0397.00**
2008 Eastland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **KERRY L. FAIR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES JOHNSON AND SHEA WINDLEY, HUSBAND AND WIFE,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Beginning at the Southeast corner of Eastland Avenue, formerly the Vaughn Pike, and 19th Street, formerly Tillman Avenue, as the same is located on the map of McEwen Place, as of record in Book 332, Page 133, Register's Office for said County; thence with the Southerly margin of Eastland Avenue, Easterly 43 feet; thence Southerly parallel with 19th Street 180 feet to a proposed alley; thence with the Northerly margin of said proposed alley, Westerly 43 feet to the Easterly margin of 19th Street; thence with the Easterly margin of said Street, Northerly 180 feet to the beginning.

Being the same property conveyed to Kerry L. Fair, a single person by Warranty deed from Jeffrey Lynn Smith, as Executor of the Estate of Marie Morgan Hatcher of record in Instrument No. 20130723-0075897 Register's Office for Davidson County, Tennessee, dated July 19, 201 and recorded on July 23, 2013.

Amanda Chain, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record in Book 8177, Page 919, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140813-0073211, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Public Utility & Drainage of record in Instrument Number 20140814-0073404, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the purpose of Public Street Right-of-Way of record in Instrument Number 20141023-0097879, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20151217-0127126, 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: **2008 Eastland Ave, Nashville, Tennessee 37206**.

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 28th DAY OF FEBRUARY, 2020.

Kerry L. Fair

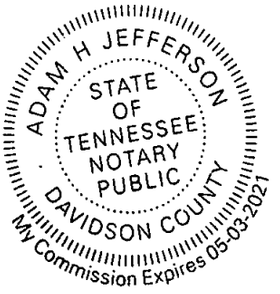
Amanda Chain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERRY L. FAIR, 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 28th of February, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

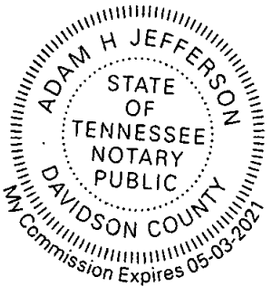


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA CHAIN, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



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