THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124571** Karen Johnson Davidson County Batch# 370517 DEEDWARR 03/10/2020 02:44:03 PM 2 pgs Fees: $13.00 Taxes: $7,585.00 20200310-0026919	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or ~~value, whichever~~ is greater, for this transfer is: $2,050,000.00 Affiant Subscribed and sworn to before me, this 6th day of March, 2020. Notary Public My Commission Expires: 11-8-21 KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-21

WARRANTY DEED

Address New Owner: Brady Molter and Amanda Molter 4501 Alcott Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 16 0 004.00

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, **4501 Alcott, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brady Molter and Amanda Molter, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 5, ECHO HILLS SUBDIVISION OF LOTS NOS 6 AND 7 TYNE MEADE SUBDIVISION, as shown on plat of record in Plat Book 1835, Page 76, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to 4501 Alcott, LLC, by Warranty Deed from Tammy J. Kussman, unmarried, of record in Instrument No. 20171027-0110569, in the Register's Office of Shelby County, Tennessee, dated October 27, 2017 and recorded on October 27, 2017.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ECHO HILLS SUBDIVISION OF LOTS NOS 6 AND 7 TYNE MEADE SUBDIVISION, as recorded in Plat Book 1835, Page(s) 76.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1727, Page 141 and Book 2013, Page 471.

This is improved property located at 4501 Alcott Drive Nashville TN 37215

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CVROS-20-4501

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 6th day of March, 2020.

4501 Alcott, LLC.

By: _____
Nathan Lyons, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Nathan Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member(or other officer authorized to execute the instrument) 4501 Alcott, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 6th day of March, 2020.

_____
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 26, 2022