THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 191023299** Karen Johnson Davidson County Batch# 377345 **DEEDWARR** 03/25/2020 10:24:59 AM 2 pgs Fees: $13.00 Taxes: $3,607.50 20200325-0032308	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Daniel R. Green 1356 Holly Tree Gap Rd Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. PART OF 132-13-0-096.00

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, **Mark V. Ezell and wife, Martha N. Ezell,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel R. Green, a married man,** ("Grantees"), its 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. 1 on the Plan of Final Plat, Resubdivision of Lot 2, Mark Ezell Property of record in Plat at Instrument No. 20200124-0009029, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to MARK V. EZELL and wife, MARTHA N. EZELL, by deed from SEAN CHRISTOPHER STRAUSS, of record in Book 11246, page 574 , dated 12-8-1998 ; by deed from SHANNON JEAN KISS, of record in Book 11246, page 578 , dated 12-9-1998 ; by deed from JEAN T. ANDERSON, a widow, individually and as Trustee for Sean Christopher Strauss and Shannon Jean Strauss, of record in Book 11246, page 582 , dated 12-9-1998 ; by deed from FRANK W. TILLER, of record in Book 11246, page 586 , dated 12-9-1998 ; and by deed from SUSAN D. STRAUSS, of record in Book 11246, page 590 , dated 12-8-1998 , said Register's Office.

AND

Being a portion of the same property conveyed to MARK V. EZELL and wife, MARTHA N. EZELL, by deed from AXEL W. SWANG, a widower and RONALD SWANG, TRUSTEE, AS TRUSTEE UNDER THE WILL OF DORIS CLUCK SWANG, of record in Instrument No. 20030718-0101450, dated July 7, 2003, said Register's Office.

Being also known as Lot 1 Final Plat, Resubdivision of Lot 2, Mark Ezell Property Nashville, Tennessee 37220.

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 as Instrument Number 20200124-0009029, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20030715-0098680, Register's Office of Davidson County, Tennessee.

This is improved property located at Lot 1 Final Plat, Resubdivision and Lot 2, Mark Ezell Property Nashville TN 37220

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 23rd day of March, 2020.

Mark V. Ezell

Martha N. Ezell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark V. Ezell and Martha N. Ezell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022