THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 20032600T

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $82,500.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2020.

Notary Public
My Commission Expires

Karen Johnson Davidson County
Batch# 384821 DEEDWARR
04/13/2020 01:38:33 PM 2 pgs
Fees: $13.00 Taxes: $305.25

20200413-0038375

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
R. Tracy Fitzgerald 1619 24th Avenue N. Nashville, TN 37208	New Owner	Tax Parcel ID No. 081 10 0 338.00

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, **James A. Sowell** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **R. Tracy Fitzgerald**, ("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 the Northerly one-half (1/2) of the Northerly Eighty (80) feet of the Southerly 122.5 feet of Lot Nos. 10 and 15 on the Plan of the Subdivision of Georgia Industrial Realty Co's North Nashville Property, as of record in Book No. 421, Page 188, of the Register's Office for Davidson County, Tennessee.

Said Northerly one-half (1/2) of the Northerly 80 feet of the Southerly 122.5 feet of Lot Nos. 10 and 15 as aforesaid fronts 40 feet on the Westerly side of 23rd Avenue North, and runs back between parallel lines 420 feet to the Easterly margin of 24th Avenue North.

Being the same property conveyed to James Sowell, by Warranty Deed from Ferrell T. Somerville, of record in Book 9704, Page 115, in the Register's Office of Davidson County, Tennessee, dated June 8, 1995 and recorded on June 16, 1995.

Subject property is not primary, marital residence of Grantor.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Georgia Industrial Realty Co.'S North Nashville Property, as recorded in Plat Book 421, Page(s) 188.

This is improved property located at 1620 24th Avenue North Nashville TN 37208

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 10th day of April, 2020.

James A. Sowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A. Sowell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2020.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021