WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 406883 DEEDWARR
05/28/2020 09:09:51 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20200528-0054785

B-RMX-20-201

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Lee and Elizabeth Lee	**New owner**	
(NAME)	(NAME)	
4018 Valley Rd.		**103-12-0-142.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **WHITNEY DAIN NASH, TRUSTEE OF THE FRANCES SMITH NASH REVOCABLE LIVING TRUST, DATED OCTOBER 26, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL LEE AND ELIZABETH LEE,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 and the Southerly 10 feet front and 81/2 feet rear off the entire South side of Lot No. 2 of Block "C" on the Plan of Cherokee Park Subdivision, Section 1 of record in Plat Book 547, Page 169 and 170, 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 the same property conveyed to Robert T. Nash and wife, Frances S. Nash by Warranty deed from Robert W. Turner III, and wife, Evelyn S. Turner of record in Book 4159, page 969, Register's Office for Davidson County, Tennessee, dated August 01, 1967 and recorded on August 09, 1967.

Being the same property conveyed to Whitney Dain Nash, Trustee of The Frances Smith Nash Revocable Living Trust, dated October 26, 2016 by Quitclaim deed from Frances Smith Nash of record in Instrument No. 20161031-0114457 Register's Office for Davidson County, Tennessee, dated October 26, 2016 and recorded on October 31, 2016. Frances Smith Nash, having since died on December 28, 2019, said Trust agreement has since been rendered irrevocable.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Pages 169 and 170, Register's Office for Davidson County, Tennessee.
- Charter for Cherokee Park Neighborhood Association of record in Instrument Number 20000531-0054011, in the Register's Office for DavidsonCounty, Tennessee.
- Grant of Easements for Joint Driveway of record in Instrument Number 20021218-0156186, re-recorded as Instrument No. 20030305-0029350, 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: **201 Mockingbird Rd, Nashville, Tennessee 37205**.

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 21st DAY OF MAY, 2020.

Whitney Dain Nash, Trustee of The Frances Smith Nash Revocable Living Trust, dated October 26, 2016

Whitney Dain Nash, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITNEY DAIN NASH, TRUSTEE of WHITNEY DAIN NASH, TRUSTEE OF THE FRANCES SMITH NASH REVOCABLE LIVING TRUST, DATED OCTOBER 26, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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