Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 427150 DEEDWARR
06/26/2020 01:06:30 PM 2 pgs
Fees: $13.00 Taxes: $8,047.50
20200626-0069469

39-B
File #20-1252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louis Anderson Green III, Trustee of the L.A. Green Trust dated July 5, 2018,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julian P. Fox and Erin Fox, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 21 on the 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks E, F, G, H & K, of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Louis Anderson Green, III, Trustee of the L.A. Green Trust dated July 5, 2018, by deed from Samuel McCullough Keith and Dawn Englert Keith, husband and wife, dated October 30, 2018, of record in Inst No. 20181101-0108417, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 109 Taggart Avenue, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Julian Fox 109 Taggart Avenue Nashville, TN 37205		129-08-0-111.00

WITNESS THE EXECUTION HEREOF this 19th day of June, 2020.

Louis Anderson Green III

State of Tennessee)
County of Davidson)

On this 19th day of June, 2020, before me the undersigned, a Notary Public in and for the State and County aforesaid **Louis Anderson Green III**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and did not take an oath, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the L.A. Green Trust dated July 5, 2018 and is authorized to execute this instrument, and that he has executed this instrument on behalf of the L.A. Green Trust dated July 5, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,175,000.00.**

Affiant

Sworn and subscribed before me on this the 19th day of June, 2020.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024