Karen Johnson Davidson County
Batch# 429981 DEEDWARR
07/02/2020 08:45:30 AM 2 pgs
Fees: $13.00 Taxes: $2,553.00
20200702-0071682

WARRANTY DEED

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: ~~August 18, 2020~~ 11·8·22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The McIntyre-Fredricks Children's Trust FBO Benjamin Fredricks	OWNER	105-05-4L-002.00 CO
(NAME)	(NAME)	
1107 B Argyle Avenue	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tudor Building Group,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **The McIntyre-Fredricks Children's Trust FBO Benjamin Fredricks,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson **County, Tennessee, being Unit B on the Plan of 1107 Argyle Avenue Townhomes as described in Exhibit "B" and the declarations of covenants, conditions and restrictions for 1107 Argyle Avenue Townhomes, of record in Instrument No. 20190509-0043729, Register's Office for said county, to which reference is made for a more complete description.**

Being part of the same property conveyed to Tudor Building Group by deed of record in Instrument No. 20190503-0041786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1107 B Argyle Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 16th day of June, 2020.

Tudor Building Group

By: Lori Holloway
Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

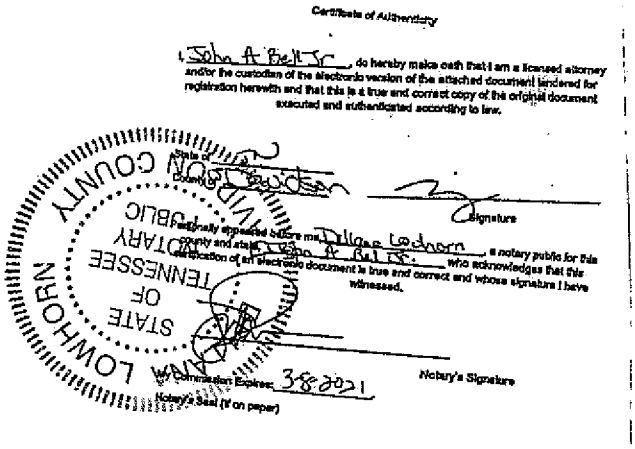
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Tudor Building Group, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 16th day of June, 2020.

Kelsie Holloway
Notary Public Kelsie Holloway
My Commission Expires: August 16, 2020

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

File No.: 22063


Certificate of Authenticity

I, John A. Ball Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee
County of Rutherford

Signature

Personally appeared before me, Dillon Lashorn, a notary public for the county and state aforesaid, John A. Ball Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/8/2021

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC LOWHORN DILLON RUTHERFORD COUNTY