WARRANTY DEED

Karen Johnson Davidson County
Batch# 435641 DEEDWARR
07/10/2020 03:24:30 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20200710-0075808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MEMPHIS METROPOLITAN COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOMEFRONT PROPERTY SOLUTIONS LLC	owner at owners address	
(NAME)	(NAME)	05102002200
205 S. Graycroft Ave (ADDRESS)	(ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Matthew Dozier and Jeana Dozier, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOMEFRONT PROPERTY SOLUTIONS LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, 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 a portion of the property lying west of Block "D" on the plan of Marthonna, dated December 1937, not of record, and being more particularly described as follows:

Beginning at a point in the easterly margin of south Graycroft Avenue at the southeasterly corner of the property conveyed to L.A. Gillem, Jr., of record in Book 2489, Page 451, said Register's Office, said point being the northwesterly corner of the herein described tract of land; thence with the easterly margin of said Avenue, southwardly 145 feet, more or less, to the northwesterly corner of the property conveyed to the City of Nashville of record in Book 2548, Page 136, said Register's Office; thence leaving the easterly margin of South Graycroft Avenue with the northerly line of the City of Nashville property, in an easterly direction 266 feet, more or less, erroneously referred to in a prior conveyance at 349.4 feet, more or less, to the southwesterly corner of the property conveyed to Clinton D. Keel, of record in Book 2860, Page 19, said Register's Office; thence with Keel's westerly line northwardly 150 feet, more or less, to the southeasterly corner of the property conveyed to Joseph Smith of record in Book 5231, Page 208, said Register's Office; thence westwardly 270 feet, more or less, to the point of beginning.

Being the same property conveyed to Matthew Dozier and Jeana Dozier by virtue of that certain Quit Claim Deed dated October 22, 2013, and being of record at Instrument No. 20131029-0112307 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Registers Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 205 S. Graycroft Ave Madison, TN 37115
(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 hand this 9th day of July, 2020.

Matthew Dozier

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Matthew Dozier,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of July, 2020.

Notary Public

My Commission Expires: 01/07/2024

ROMAN JAMES ATUATASI
Notary Public, State of Texas
Comm. Expires 01-07-2024
Notary ID 132303666

Witness my hand this 10th day of July, 2020.

Jeana Dozier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jeana Dozier,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of July, 2020.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikka Branch 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021