THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35542-06-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $915,000.00. Affiant Subscribed and sworn to before me this 10th day of July, 2020. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Karen Johnson Davidson County
Batch# 436708 DEEDWARR
07/13/2020 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $3,385.50
20200713-0076448

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Zachery Martin Wexler Lacy Perry Del Favero 5900 Hickory Valley Road Nashville, TN 37205	Pinnacle Bank 150 3rd Ave S. Ste 1000 Nashville, TN 37201	Map and Parcel No.: 10309007000

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, **Robert D. Dougher and Kimberly R. Dougher, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachery Martin Wexler and Lacy Perry Del Favero, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5900 Hickory Valley Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 10th day of July, 2020.

Robert D. Dougher

Kimberly R. Dougher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert D. Dougher and Kimberly R. Dougher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Hillwood Estates, Section 6, of record in Plat Book 2133, page 96, amended in Book 2334, page 165, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert D. Dougher and Kimberly R. Dougher by Substitute Trustee's Deed dated September 3, 2013 from Kevin J. Jones, Substitute Trustee, of record in Instrument No. 20130920-0099284, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 10309007000.
2. All matters appearing on the Plan of record as Book 2133, page 96, amended in Book 2334, page 165, Register's Office for Davidson County, Tennessee.
3. Easement for public utilities of record in Book 2334, page 207, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

