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. 35497-05-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,110,000.00. Affiant Subscribed and sworn to before me this 21st day of July, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jon Harlan Witt, Anne J. Ruark 3530 Richland Avenue Nashville, TN 37205	**Send Tax Bills To:** Morgan Stanley Private Bank 4270 Ivy Pointe Blvd Ste 400, Cincinnati OH 45245	**Tax Information:** Map and Parcel No.: 10409009300

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, **Nathaniel J. Greene, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jon Harlan Witt & Anne J. Ruark, as tenants in common with right of survivorship** ("Grantee"), its successors, 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 3530 Richland Avenue, Nashville, TN 37205.

This property is not now nor has it ever been the marital residence of Grantor.

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.

Karen Johnson Davidson County
Batch# 443205 DEEDWARR
07/23/2020 12:29:30 PM 4 pgs
Fees: $23.00 Taxes: $7,807.00
20200723-0081174

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22st day of July, 2020.

Nathaniel J. Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 21st day of July, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 113 of Block 4 on the Map of Richland Realty Company's Division "A" of record in Book 161, page 151, Register's Office for said County and as shown on the Unrecorded Plan.

Commencing at an Iron Rod (New) in the Easterly R/W of Bowling Avenue and Southerly R/W of Alley #1153, having a Northing of 657,386.22 and an Easting of 1,724,619.16 (NAD83); thence with the said alley North 65 degrees 25 minutes 04 seconds East, 201.04 feet to an iron rod (New) Being the Northwest corner and point of beginning of the Property herein described, thence with the said alley North 65 degrees 25 minutes 04 seconds East, 48.62 feet to an iron rod (New) Being the Northwest corner of said Kopra Property; thence leaving the said alley South 24 degrees 24 minutes 41 seconds East, 185.92 feet to an iron rod (New) in the Northerly R/W of Richland Avenue; thence with Richland Avenue around a curve to the right having a radius of 1647.67 feet, a central angle of 01 degrees 48 minutes 28 seconds an arc length of 51.98 feet, and a chord bearing and distance of South 60 degrees 38 minutes 24 seconds West, 51.98 feet to an iron rod (New); thence leaving Richland Avenue North 23 degrees 27 minutes 26 seconds West, 190.28 feet to the point of beginning.

Being the same property conveyed to Nathaniel J. Greene, a married man, by deed dated November 26, 2019 from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20191127-0122836, 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. 10409009300.
2. State and County taxes for the year 2019, in the amount of $1,893.00, PAID. Map and Parcel No. 10409009300.
3. All matters appearing on the Plan of record as Book 161, page 151, Register's Office for Davidson County, Tennessee.
4. Easement for ingress and egress of record in Instrument No. 20190201-0009659, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Public Right of Way of record in Instrument No. 20181107-0110380, Register's Office for Davidson County, Tennessee.
6. Restrictions of record affecting the Property.

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023