This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $669,999.00.

Affiant

Subscribed and sworn before me this the 31st day of August, 2020.

Notary Public
My commission expires:

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 468008 **DEEDWARR**
09/01/2020 11:29:33 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20200901-0099243

WARRANTY DEED

Address of New Owner:
Phillip May
143 Kenner Ave
Nashville, TN 37205

Send Tax Bill to:
Studio Bank
124 12th Avenue South, Suite 400
Nashville, TN 37203

Tax Information:
116-03-0 077.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALKER HALE AND JENNIFER HALE, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PHILLIP MAY AND LAUREN MAY, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1, RESUBDIVISION OF LOT NO. 70, KENNER MANOR LAND COMPANY'S SECOND SUBDIVISION OF THE KENNER TRACT, as shown on plat of record in Plat Book 4300, Page 54, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to WALKER HALE AND JENNIFER HALE, HUSBAND AND WIFE, by deed from MATTHEW K. MIZUKAWA AND JULIE H. MIZUKAWA, HUSBAND AND WIFE, dated 03/07/2014, of record in Instrument No. 20140321-0023412, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 143 Kenner Ave, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st day of August, 2020.

Walker Hale

Jennifer Hale

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Walker Hale and Jennifer Hale**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY