WARRANTY DEED

A-EI-20-1737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Entrust Investments, LLC	**New Owner**	
(NAME) **6400 Highway 100**	Karen Johnson Davidson County Batch# 471847 **DEEDWARR** 09/08/2020 03:21:33 PM 2 pgs Fees: $13.00 Taxes: $555.00 20200908-0102228	**081-11-0-350.00 AND 081-11-0-351.00**
(ADDRESS) **Nashville, TN 37205**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLARENCE WARFIELD**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ENTRUST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being part of Lot No. 287 on the Plan of McGavocks Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a fence post in the West margin of 14th Avenue North, 41 1/2 feet north of the corner of Lots 286 and 287, being the northeast corner of the R. E. Shaub property; thence along their North line, South 52 degrees 30 minutes West, 170 feet to the east margin of an alley at a fence post; thence with the margin of said alley, North 37 degrees 30 minutes West, 24.5 feet to a corner of the Kennedy Lot; thence with Kennedy's line, North 52 degrees 30 minutes East, 100.5 feet to an iron pin; thence North 37 degrees 30 minutes West, 17 feet to an iron pin ;thence North 52 degrees 30 minutes parallel to the line between Lots 287 and 288, East 69.5 feet to an iron pin in the west margin of 14th Avenue North; thence with the margin of the same, South 37 degrees 30 minutes East, 41 1/2 feet to the point of beginning.

Tract 2:
Land in Davidson County, Tennessee, being part of Lot No. 287 on the Plan of McGavocks Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a stake in the westerly margin of 14th Avenue North, said stake being the common corner of Lots 287-288, running thence with the westerly margin of 14th Avenue North, South 37 degrees 30 minutes East 17 feet to an iron pin; thence South 52 degrees 30 minutes West 69.5 feet to an iron pin; thence South 37 7degrees 30 minutes East, 17 feet to an iron pin; thence South 52 degrees 30 minutes West, 100.5 feet to an iron pin in the easterly margin of a 16-foot alley; running thence with the easterly margin of said alley, North 37 degrees 30 minutes West, 34 feet to a fence post, said fence post being the common corner of Lots No. 287 and 288, and running thence with the line of Lots 287 and 288, 170 feet to the point of beginning.

Being the same property conveyed to Dorothy Warfield, unmarried by Warranty deed from Bhag S. Kanwar and wife, Shashi Kanta Kanwar of record in Book 8976, page 76, Register's Office for Davidson County, Tennessee, dated June 03, 1993 and recorded on June 09, 1993.

Being the same property conveyed to Dorothy Jean Warfield, unmarried and William Warfield, unmarried by Quitclaim deed from Dorothy Jean Warfield, unmarried of record in Book 9760, page 309, Register's Office for Davidson County, Tennessee, dated August 07, 1995 and recorded on August 11, 1995.

The said Dorothy Warfield having since died on January 21, 2012 leaving William Warfield and Clarence Warfield as her heirs as evidenced by Affidavit of Heirship of record in Instrument No 20180425-0038842 in the Register's Office for Davidson County, TN.

Being the same property conveyed to Clarence Warfield by Quitclaim deed from William Warfield of record in

Instrument No. 20180425-0038844 Register's Office for Davidson County, Tennessee, dated April 22, 2018 and recorded on April 25, 2018.

Being the same property conveyed to Clarence Warfield by Quitclaim deed from William Warfield of record in Instrument No. 20180425-0038843 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 25, 2018.

**For the purpose of this conveyance the subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1737 A & B 14th Avenue N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 3rd DAY OF SEPTEMBER, 2020.

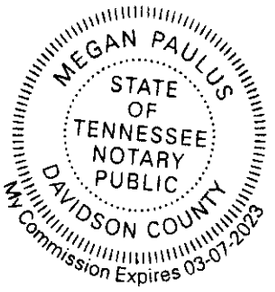
Clarence Warfield
Clarence Warfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of September, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212