RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013990

Karen Johnson Davidson County
Batch# 472055 DEEDWARR
09/09/2020 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20200909-0102532

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2020.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chip Englander and wife, Christina Englander 930 31st Avenue N Nashville, TN, 37209	Same address as new owner	092-06-0-153.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Five Thousand and 00/100 Dollars ($475,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES R. CHERRY AND ANN M. CHERRY, AND ZACHARY L. TAYLOR**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CHIP ENGLANDER AND WIFE, CHRISTINA ENGLANDER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9, Block 15 on the plat of Fisk University Place of record in Book 421, page 5, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to James R. Cherry and Ann M. Cherry, and Zachary L. Taylor, from G. Co. Investments, LLC, a Limited Liability Company, by Warranty Deed dated July 19, 2019, and recorded July 26, 2019 in Instrument #20190726-0073579, said Register's Office.

Being a portion of the same property conveyed to G. Co. Investments, LLC from G. Co. Investments, LLC by Quitclaim Deed dated July 11, 2018, and recorded July 18, 2018 in Instrument #20180718-0069871, said Register's Office.

Being a portion of the same property conveyed to G. Co. Investments, LLC from First Home Financial, LLC by Quitclaim Deed dated December 29, 2016, and record December 30, 2016 in Instrument #20161230-0137699, said Register's Office.

Being a portion of the same property conveyed to First Home Financial, LLC from G. Co. Investments, LLC by Quitclaim Deed dated May 10, 2016, and recorded May 12, 2016 in Instrument #20160512-0047368, said Register's Office.

Being a portion of the same property conveyed to Michael Stewart and Andre Johnson from Urban Property Concepts, LLC by Quitclaim Deed dated August 12, 2010, and recorded August 16, 2010 in Instrument #20100816-0064421, said Register's Office. Said property conveyed to G. Co. Investments, LLC by Final Decree Confirming Sale for delinquent taxes, Instrument #20150331-0027766.

Being a portion of the same property conveyed to Urban Property Concepts, LLC from Chris Flowers, a married person, by Warranty Deed dated February 14, 2007, and recorded February 14, 2007 in Instrument #20070214-0018809, said Register's Office.

The address of the herein described property is believed to be 930 31st Avenue North, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of August, 2020.

JAMES R. CHERRY

ANN M. CHERRY

ZACHARY L. TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

and Zachary L. Taylor

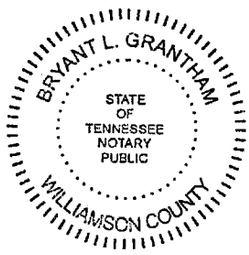
Personally appeared before me, a Notary Public, James R. Cherry and Ann M. Cherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of August, 2020.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021



Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

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

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022