39B

Karen Johnson Davidson County
Batch# 485832 DEEDWARR
09/29/2020 02:29:40 PM 2 pgs
Fees: $13.00 Taxes: $1,875.90

20200929-0112236

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH20-00070

Address of New Owner:	Send Tax Bills to:	Tax Information:
Arthur Brannan 5307 B Illinois Ave Nashville, TN 37209	Studio Bank 124 12th Ave S #400 Nashville, TN 37203	091-11-0-402.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Benjamin J. Fehr, A Single Man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Arthur Brannan, Married Man** , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 1216, of Block 177, on the plan of Plan No. 1 of West Nashville, as shown by plat of record in Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. *

*Said lots join and front together 50 ft on South side of Illinois Ave and extend back southwardly between parallel lines 150 ft to an alley 25 ft wide.

24 month chain of title: Being the same property conveyed to Benjamin J. Fehr, unmarried by deed from Lone Oak, LLC, a Tennessee Limited Liability Company, dated June 30, 2014, recorded July 1, 2014, of record in Instrument No. 20140701-0057641, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5307 B Illinois Ave, Nashville, TN 37209

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 29th day of September, 2020

Benjamin J. Fehr

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 29th day of September, 2020 before me personally appeared Benjamin J. Fehr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Rini Farrell Schofill

My Commission Expires: March 21, 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03 21 2022