(2)

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To: Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027		
Address New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Chris Marchetti **509 Clematis Drive** **Nashville, 37205**	**New Owner**	**090-21-0-031.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$265,000.00**

Affiant

Sworn to and subscribed before me this 7th day of October, 2020.

Notary Public

My commission expires: 8-7-23

KIM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 491851 DEEDWARR
10/08/2020 09:14:29 AM 4 pgs
Fees: $23.00 Taxes: $980.50

20201008-0116867

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **LORI LEE HARGROVE, A ONE-HALF INTEREST (50%) AND CHELSEA OLIVER, A ONE-HALF INTEREST (50%)** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **CHRIS MARCHETTI** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **6308 Freedom Drive, Nashville, TN 37209, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this _____ day of October, 2020.

GRANTOR:

Lori L. Hargrove
Lori Lee Hargrove

Chelsea Oliver by John R. Miles Attorney in Fact
Chelsea Oliver, by John R. Miles, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7 day of October, 2020, before me personally appeared Lori Lee Hargrove, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand, at office, this 7 day of October, 2020.

Notary Public
My Commission Expires:

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John R. Miles, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Chelsea Oliver, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Chelsea Oliver, the within named bargainor by the said John R. Miles, as such Attorney-in-fact.

Notary Public

My Commission Expires: 8-7-23

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 136 on the Map of Charlotte Park Subdivision, Section II, as of record in Book 2663, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 136 begins at a point in the Northeast margin of Freedom Drive, the common front corner of Lots Nos. 136 and 188; thence Northeast 144.1 feet to a point, the common rear comer of Lots Nos. 136 and 188; thence Northwest 101.9 feet to a point in the Southeast margin of Annex Avenue and in the boundary of this Subdivision; thence Southwest along said margin 112.3 feet to a point, the beginning of a curve; thence 39.3 feet around said curve, having a radius of 25 feet to a point in the Northeast margin of Freedom Dr.; thence Southeast along said drive 74 feet to the point of beginning.

Being the same property conveyed to Lori Lee Hargrove, one half interest (50%) by Quitclaim deed from Chelsea Oliver, one half interest (50%) of record in Instrument No. 20200724-0081644 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 24, 2020.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 2663, Page 63, Register's Office for Davidson County, Tennessee