Karen Johnson Davidson County
Batch# 501574 DEEDWARR
10/26/2020 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20201026-0123809

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829851**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 21st day of October, 2020. See Attached Certificate Notary Public My Commission Expires: 9/24/2022

WARRANTY DEED

Address New Owner: Nashville Design Build Inc 6680 Jocelyn Hollow Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128-08-0-009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph McFadden, Trustee of the Bypass Trust**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nashville Design Build Inc.** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 977-A, RESUBDIVISION OF LOT 977-A AND 977-B, WEST MEADE FARMS, INC., SECTION 16, as shown on plat of record in Book 6200, Page 666, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Jack L. McFadden, Sr. and wife, Virginia Jo McFadden, by Warranty Deed from Louis M. Fink and wife, Toby Fink, also known as Toby Fine, of record in Book 6170, Page 417, in the Register's Office of Davidson County, Tennessee, dated November 3, 1983 and recorded on November 4, 1983. Jack L. McFadden, Sr. died on June 16, 1998, leaving Virginia Jo McFadden as the surviving tenant by the entirety. Virginia Jo McFadden died on November 24, 2019, and her Last Will and Testament has been filed in Davidson County Probate Court (Case Number 20P91). Said Last Will and Testament devises this property to The Bypass Trust, and names Joseph McFadden as the Successor Trustee of The Bypass Trust.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 977-A AND 977-B, WEST MEADE FARMS, INC., SECTION 16, as recorded in Book 6200, Page(s) 666.

Subject to the matters shown on the plats of record in Book 2663, Page 56, and Book 6200, Page 606, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2794, Page 607, in the Register's Office of Davidson County, Tennessee.
Easement for Driveway, recorded in Book 3502, Page 143, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 6680 Jocelyn Hollow Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of October, 2020.

Joseph McFadden, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph McFadden, Trustee of The Bypass Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2020.

See Attached Certificate
Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Robert L. Scruggs, 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 Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022.

This certificate is attached to a 1 page document dealing with/entitled Warranty Deed and dated 10-21-2020

California JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 21 day of October, 2020, by Joseph McFadden,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

RAUL AGUILERA
COMM.# 2259607
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Sept. 24, 2022

Signature _____ (Seal)

Printed 01-18