Name and Address of New Owner:
Christopher Hamilton Trabue
1227 Nations Drive
Nashville, TN 37209

Send Tax Bills To:
Christopher Hamilton Trabue
SAME

This Instrument Prepared By:
Regina V. Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091062J02100CO

Karen Johnson Davidson County
Batch# 514153 DEEDWARR
11/10/2020 03:46:30 PM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20201110-0132790

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **1211 57th Ave TO LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Hamilton Trabue,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 21, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Treaty Oaks Cottages Phase II, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20190228-0018401, Register's Office for Davidson County, Tennessee, as amended in Instrument Nos. 20190404-0030656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1211 57th Avenue T.O. LLC by Special Warranty Deed from Michael R. Weimann, recorded on October 6, 2017, of record in Instrument No. 20171006-0102963, Register's Office for Davidson County, TN.

This is improved property known as 1227 Nations Dr., Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of November, 2020.

1211 57th Ave TO LLC, a Tennessee Limited Liability Company

By John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of 1211 57th Ave TO, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 1211 57th Ave TO, LLC, by himself as Authorized Agent.

Witness my hand and seal, at office in Davidson Co, this 4th day of November, 2020.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Notary Signature

My commission expires: 11-8-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $439,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Sworn to and subscribed before me this 4th day of November, 2020.

Notary Public

My commission expires: 11-8-22

File No. 2020-1794

True Copy Certification

I, John A Bell Sr., 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 Davidson

Personally appeared before me, [illegible] a Notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021

Notary Seal (if on paper)

LENA LOWSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

202011100132790