Name and Address of New Owner:
Matthew Brown and Fawn Holsombeck
1005 Sutton Hill Road
Nashville, TN 37204

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 524411 DEEDWARR
12/03/2020 12:55:59 PM 2 pgs
Fees: $13.00 Taxes: $6,223.40
20201203-0140638

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 118-09-0-154.00

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, **Nathaniel T. Azali, Sr. and Elicia L. Azali, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Collin Brown and Fawn Marie Holsombeck, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Map of Sutton Hill Section of Marengo Park of record in Plat Book 974, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014 by Warranty Deed from Annie B. Tolliver, unmarried, of record in Instrument No. 20180620-0059427, Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 20, 2018. (Value of consideration shown in aforementioned deed $400,000.00.)

Being the same property conveyed to Nathaniel T. Azali, Sr and Elicia L. Azali, husband and wife, by Warranty deed from Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014 of record in Instrument No. 20190617-0057710 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 17, 2019. (Value of consideration shown in aforementioned deed $1,395,000.00.)

Being also known as 1005 Sutton Hill Road, Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: 4SBCRE201005

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 30th day of November, 2020.

Nathaniel T. Azali Sr. (SEAL)
Nathaniel T. Azali, Sr.

Elicia L. Azali (SEAL)
Elicia L. Azali

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathaniel T. Azali, Sr. and Elicia L. Azali, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

STEVEN PAUL DYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 30th day of November, 2020.

Notary Public
My commission expires: 3/8/21

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 $1,682,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of November, 2020.

Notary Public
My commission expires:

STEPHANIE DOMEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

File No. 2020-1148