Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 526585 **DEEDWARR**
12/08/2020 11:39:56 AM 3 pgs
Fees: $18.00 Taxes: $1,986.90

20201208-0142448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-400

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Christopher William Powers | NEW OWNER | 091 07 0 397.00 |
| (NAME) | (NAME) | |
| 1201 52nd Avenue North | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **1201 52nd Avenue North, LLC**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Christopher William Powers**, an unmarried man (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 1101, Block 172, on the Plan of No. 1 PLAN OF WEST NASHVILLE of record in Plat Book 57, Page (s) 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.

Being the same property conveyed to 1201 52nd Avenue North, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from George Joseph Fahoury, Jr. and wife, Susan G. Fahoury, of record in Instrument No. 20170908-0092358, in the Register's Office of Davidson County, Tennessee, dated September 01, 2017 and recorded on September 08, 2017.

Being the same property conveyed to George Joseph Fahoury Jr. and wife, Susan G. Fahoury, by Warranty Deed from Zachary M. Alrutz and Laura H. Alrutz, husband and wife, of record in Instrument No. 20170720-0073250, in the Register's Office of Davidson County, Tennessee, dated July 18, 2017 and recorded on July 20, 2017.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 1201 52nd Avenue North, Nashville, TN 37209.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective as of the 4th day of December, 2020.

**GRANTOR:**

**1201 52nd Avenue North, LLC,**
a Tennessee Limited Liability Company

By: _____
Susan G. Fahoury, Authorized Agent

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Susan G. Fahoury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Authorized Agent of 1201 52nd Avenue North, LLC, a Tennessee limited liability company, the within named bargainor, and being duly authorized, executed the foregoing instrument in her capacity on behalf of said limited liability company.

WITNESS my hand, at office, this 25th day of November, 2020.

_____
Notary Public

My Commission Expires: 3-17-2024

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

**GRANTOR:**

**1201 52nd Avenue North, LLC,**
a Tennessee Limited Liability Company

By: _____
George J. Fahoury Jr., Authorized Agent

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared George J. Fahoury Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Agent of 1201 52nd Avenue North, LLC, a Tennessee limited liability company, the within named bargainor, and being duly authorized, executed the foregoing instrument in her capacity on behalf of said limited liability company.

WITNESS my hand, at office, this 25th day of November, 2020.

_____
Notary Public

My Commission Expires: 3-17-2024

