# WARRANTY DEED

Karen Johnson Davidson County
Batch# 537345 DEEDWARR
12/17/2020 03:33:57 PM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20201217-0149779

A-SB-BR-20-1514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Robert B. Gerber, Jr.** | **New Owner** | |
| (NAME) | (NAME) | |
| **1514 Cedar Lane** | | **117 04 0 309.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLAIRE PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT B. GERBER, JR., A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for said County.

Said Lot No. 125 fronts 70 feet on the Northerly side of Cedar Lane, formerly Victoria Avenue, and runs back 141 feet on the Westerly line and 145.5 feet on the Easterly line, to an alley in the rear on which it measures 69.9 feet.

Being the same property conveyed to Claire Properties, GP, by Warranty Deed from Patricia Scandrick Weaver and Horace T. Scandrick, as Co-Executors under the Last Will and Testament of James Alfred Scandrick, Jr., of record in Instrument No. 20180406-0032683, in the Register's Office of Davidson County, Tennessee, dated March 30, 2018 and recorded on April 06, 2018.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Victoria Place, as recorded in Plat Book 332, Page(s) 10.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20201103-0128608.
- Agreement for Dedication of Easement in Instrument Number 20201217-0149778 Register's Office for Davidson County, TN.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1514 Cedar Lane, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

Witness my/our hand(s) this the 15 DAY OF DECEMBER, 2020.

Claire Properties, GP
BY: _____
Ashley Dugger
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY DUGGER, signing for CLAIRE PROPERTIES, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of CLAIRE PROPERTIES, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of December, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212