WARRANTY DEED

Karen Johnson Davidson County
Batch# 549419 DEEDWARR
01/07/2021 11:50:17 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20210107-0003365

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 505,000.00.

Affiant

Subscribed and sworn to me on January 4, 2021.

NOTARY PUBLIC

My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34193

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jerry Dennis Fair Blythe Cutler Fair 7815 Highway 100 Nashville, TN 37221	new owner	156-00-0-094.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William T. Caverly husband and Angelina M. Caverly, wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jerry Dennis Fair and Blythe Cutler Fair, Co-Trustees of the Jerry D. Fair and Blythe Cutler Fair Living Trust, dated March 24, 1999, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

ALL THAT TRACT OR PARCEL OF LAND located in the 9th Civil District of Davidson County, Tennessee, on Highway 100, and being more particularly described as follows according to a survey and legal prepared by Phillip E. Holmes, Jr., Surveyor, RLS N. 1728, Volunteer Land Surveying Services, 1004 Grandview Drive, Nashville, Tennessee;

Beginning at the northwesterly corner of Lot 1 on the plan of Frazier Bend, as of record in plat book 5060, page 133: Thence North 53 degrees 45 minutes 00 seconds East 156.00 feet to a point; Thence South 43 degrees 45 minutes 00 seconds East 70.44 feet to an iron pin; Thence South 43 degrees 45 minutes 00 seconds East 209.56 feet to a point; Thence South 53 degrees 45 minutes 00 seconds West 156.00 feet to a point; Thence North 43 degrees 45 minutes 00 seconds East 280.00 feet to the point of beginning containing 0.99 acres.

Being a part of the same property conveyed to William T. Caverly, husband, and Angelina M. Caverly, wife, by Warranty Deed from Summer Danielle Neely, Executrix of the Estate of Patricia Ann Neely, deceased of record as Instrument No. 20181003-0098259 in the Register's Office for Davidson County, Tennessee dated October 1, 2018 and recorded October 3, 2018.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee(s).

Return to:
Judy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
JM SB DOE 20 7815

2. Deed of Conveyance to the State of Tennessee for the use and benefit of the Department of Conservation of record in Book 5143, Page 915, in the Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20010803-0083222, in the Register's Office for Davidson County, Tennessee.
4. Terms and Condition of the Access Easement and Maintenance Agreement of record as Instrument No. 20190123-0006386, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 7815 Highway 100, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 4th day of January, 2021.

William T. Caverly by Ryan P. Pratt attorney in-fact
William T. Caverly
By: Ryan P. Pratt, Esq, Attorney-In-Fact

Angelina M. Caverly attorney-in-fact
Angelina M. Caverly
By: Ryan P. Pratt, Esq, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan P. Pratt, Esq., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of William T. Caverly and Angelina M. Caverly, as their Attorney in Fact, as the free act and deed of the within named William T. Caverly and Angelina M. Caverly.

Witness my hand and official seal on January 4, 2021.

NOTARY PUBLIC

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

My Commission Expires: