WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 555930 **DEEDWARR**
01/19/2021 10:43:42 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210119-0007663

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chris Thomas Homes, LLC 9619 Deer Track Brentwood, TN 37027	New Owner	072-09-0-167.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert Gale and Bryant Meltzer**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Chris Thomas Homes, LLC**,a Tennessee limited liability company, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 36 on the Map of Bush Spain's Subdivision, of record in Book 161, Page 129, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being part of the same property conveyed to Bryant K. Meltzer and Robert C. Gale one-half undivided interest each as tenants in common with right of survivorship by Deed from Frederick Coleman Estate, dated 05/27/2005 and recorded 06/03/2005, of record in Instrument 200506030063409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 930 Spain Avenue, Nashville, TN 37216

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 we do covenant with the said GRANTEES 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 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 the 14 day of January, 2021.

Robert Gale

Bryant Meltzer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert Gale and Bryant Meltzer with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 14 day of January, 2021.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY