THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132850** Karen Johnson Davidson County Batch# 578071 DEEDWARR 02/25/2021 09:10:24 AM 2 pgs Fees: $13.00 Taxes: $925.00 20210225-0023566	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 23rd day of February, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: 1707 Ashwood LLC 167 Antioch Pike Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-07-0-154.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty Fuller, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1707 Ashwood LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the South 30 feet of Lot 21 and the North 10 feet of Lot 22 on the Plan of Beuna Vista, of record in Book 57, Page 26, Register's Office for said County.

Said parts of said lots adjoin and front together 40 feet on the Easterly side of Ninth Avenue, North (formerly Buena Vista) and run back between parallel lines, 180 feet, more or less, to an alley.

Being the same property conveyed to Betty Fuller by Warranty deed from Eulah Goodrum Stockett of record in Book 5851, page 841, Register's Office for Davidson County, Tennessee, dated February 11, 1982 and recorded on February 12, 1982.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.

~~TVA Transmission Easement of record in Book 199, Page 575 and Book 201, Page 101, in the Register's Office for Davidson County, Tennessee.~~
~~Gas Line Easement to East Tennessee Natural Gas of record in Book 282, Page 445, in the Register's Office for Davidson County, Tennessee.~~
~~Sewer Line Easement to City of Columbia of record in Book 475, Page 326, in the Register's Office for Davidson County, Tennessee.~~

This is improved property located at 2006 9th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February, 2021.

Betty Ann Fuller

Betty Fuller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty Fuller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2021.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021