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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233267** Karen Johnson Davidson County Batch# 587966 **DEEDWARR** 03/09/2021 03:16:19 PM 2 pgs Fees: $13.00 Taxes: $1,346.15 20210309-0030988	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $363,823.00. Affiant Subscribed and sworn to before me, this 9th day of March, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Wilson Poats	CapStar Bank	Tax Parcel ID No.
2512 Woodyhill Drive	2002 Richard Jones Rd # 300A	071 04 0 178.00
Nashville TN 37207	Nashville, TN 37215	

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, **Saxum Capital, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Wilson Poats, a single man**, ("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 Lot No. 216 on the Plan of Joywood Heights, Section II, of record in Plat Book 1130, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 216 begins at a point in the Southwesterly margin of Woodyhill Drive at the corner of Lots Nos. 216 and 217; thence with the line between said lots, Southwesterly 240.3 feet; thence South 2 degrees 55' West 172.6 feet to an iron pin being the center of the T.V.A. power line right-of-way; thence with the center line of the same North 89 degrees 5' East 102.2 feet to the corner of Lots Nos. 215 and 216; thence with the line between said lots Northeasterly 290.8 feet to the margin of Woodyhill Drive; thence with the margin of the same around a slight curve Northwesterly 70 feet to the beginning.

Being the same property conveyed to Saxum Capital, LLC, a Tennessee limited liability company, by Warranty Deed from Thomas J. Cochran and wife, Mary A. Cochran, of record in Instrument No. 20191205-0125594, in the Register's Office of Davidson County, Tennessee, dated December 02, 2019 and recorded on December 05, 2019.

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 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Joywood Heights, Section II, as recorded in Plat Book 1130, Page(s) 92 and 93.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3990, Page 764.

This is improved property located at 2512 Woodyhill Drive Nashville TN 37207

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 9th day of March, 2021.

Saxum Capital, LLC

BY: Matthew Wright, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Wright, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Agent of Saxum Capital, LLC a Tennessee limited liability company, the within named bargainer, and that they as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 9th day of March, 2021.

Notary Public
My Commission Expires: _____