WARRANTY DEED

Karen Johnson Davidson County
Batch# 620713 DEEDWARR
04/22/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $826.21
20210422-0054155

HANNAH LEWIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
3/15/2025
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,306.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brien Pafford	New Owner	05909015600
(NAME)	(NAME)	
4064 Fairmeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lex & Co LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brien Pafford, an unmarried man.** hereinafter called the GRANTEES, their heirs and assigns, a 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. 262 on the Plan of Haynes Estates, Section VI of record in Plat Book 4300, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lex & Co., LLC, by deed of record in Instrument No. 20201110-0132630, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4064 Fairmeade Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 16th day of April, 2021.

Lex & Co., LLC

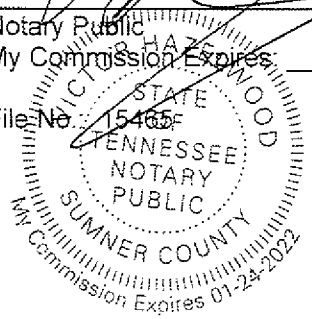
By: _____
Alex Lipsitz, MEMBER

State of Tennessee
County of Davidson
Before me, the undersigned, a Notary Public in and for the state of county aforesaid, personally appeared Alex Lipsitz with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the MEMBER of Lex & Co., LLC a Tennessee Limited Liability company and that he as such MEMBER executed the foregoing instrument for the purposes therein contained by signing the name of Lex & Co., LLC a Tennessee Limited Liability company by himself as MEMBER

WITNESS my hand and seal this 16th day of April, 2021.

_____
Notary Public
My Commission Expires: _____

File No.: 15465



True Copy Certificate of Authenticity

I, **Taylor Grills,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021