Karen Johnson Davidson County
Batch# 627092 DEEDWARR
04/30/2021 03:26:28 PM 3 pgs
Fees: $18.00 Taxes: $1,724.94
20210430-0058494

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36216-04-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $466,200.00. Affiant Subscribed and sworn to before me this 27th day of April, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Channing Lotten and Michael Lotten, ~~910 Manila Avenue~~ 714 Fatherland Nashville, TN 37206	**Send Tax Bills To:** New Owner Michael & Channing Lotten 714 Fatherland St Nashville TN 37206	**Tax Information:** Map and Parcel No.: 08204037400

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, **Lacosta N. Wix, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Channing Lotten and Michael Lotten, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 910 Manila Avenue, Nashville, TN 37206.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-SB-VRES-2470

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of April, 2021.

Lacosta N. Wix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lacosta N. Wix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Manila Subdivision, as of record in Plat Book 2854, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Locosta N. Wix, unmarried by deed dated February 28, 2014 from Jamie Day, unmarried of record in Instrument No. 20140310-0019796, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2854, page 49, Register's Office for Davidson County, Tennessee.