THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434507** Karen Johnson Davidson County Batch# 633139 DEEDWARR 05/11/2021 12:51:30 PM 2 pgs Fees: $13.00 Taxes: $1,239.50 20210511-0063379	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2021. Notary Public My Commission Expires:

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

WARRANTY DEED

Address New Owner: Christopher Foxall and Asia Foxall 1001 Virginia Avenue Nashville TN 37216	Send Tax Bills To: Highlands Residential Mortgage, Ltd. 12001 N. Central Expressway Suite #750 Dallas, TX 75243	Tax Information: Tax Parcel ID No. 061 11 0 141.00

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, **Amy C. Licata n/k/a Amy Temple, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Foxall and Asia Foxall, husband and wife** ("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 Southerly 180 feet, on the Westerly 70 feet, of Lot No. 32, on the Plan of George Burrus Subdivision of Lot No. 81, of the Maplewood Home Tract of record in Plat Book 421, Page 178, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 70 feet, on the Northerly side of Virginia Street or Avenue and runs back between parallel lines 180 feet, to a dead line.

Being the same property conveyed to Amy C. Licata, unmarried woman, by Warranty Deed from Jeffery Powell, unmarried, of record in Instrument No. 20180307-0021569, in the Register's Office of Davidson County, Tennessee, dated March 01, 2018 and recorded on March 07, 2018.

Blake Temple joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of George Burrus Subdivision of Lot No. 81 Maplewood Home Tract, as recorded in Plat Book 421, Page 178.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Maplewood Home Tract, as recorded in Plat Book 421, Page(s) 174.

This is improved property located at 1001 Virginia Avenue Nashville TN 37216

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 6th day of May, 2021.

Amy C. Licata n/k/a Amy Temple

Blake Temple

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy C. Licata n/k/a Amy Temple and Blake Temple with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY