WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 680669 **DEEDWARR**
07/21/2021 11:06:52 AM 2 pgs
Fees: $13.00 Taxes: $6,216.00

20210721-0097729

Y-SB-C-21-2413

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonah Fox and Rachel Fox	**BancorpSouth Bank**	
(NAME)	(NAME)	**118-01-0-394.00**
2413 Vaulx Lane	**2778 West Jackson Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Tupelo, MS 38801**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEVON ANAIS FAIELLA AND TODD MICHAEL FAIELLA, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONAH FOX AND RACHEL FOX, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Edgar C. Allen Subdivision of Lot No. 7 W. W. Henry Tract, of record in Plat Book 974, Page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 80 feet on the Westerly side of Vaulx Lane, formerly Kirkman Avenue, and runs back between lines, 171 feet on the Northerly line and 185 feet six inches on the Southerly line, to a five foot drainage ditch, on which it measures 31 feet 6 inches.

Being the same property conveyed to KE Holdings, LLC, a Mississippi Limited Liability Company by Warranty Deed from James Medaries and Jessie Medaries, Trustees of the James Medaries and Jessie Medaries Living Irrevocable Trust dated October 20, 2017, of record in Instrument No. 20181107-0110459, Register's Office for Davidson County, Tennessee, dated November 01, 2018 and recorded on November 07, 2018, as corrected by Scrivener's Affidavit recorded on December 05, 2018 of record in Instrument No. 20181205-0118718, said Register's Office.

Being the same property conveyed to Devon Anais Faiella and Todd Michael Faiella, wife and husband by Warranty deed from KE Holdings, LLC, a Mississippi limited liability company of record in Instrument No. 20191106-0114492 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 06, 2019.

This conveyance is subject to:
- 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 974, Page 28, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer Line set out in Deed of record in Book 1092, Page 189, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2413 Vaulx Lane, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 15th DAY OF JULY, 2021.

Devon Anais Faiella by Paul Hinman, Attorney-In-Fact

Todd Michael Faiella by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEVON ANAIS FAIELLA AND TODD MICHAEL FAIELLA, and who acknowledged he/she/they executed the same as the free act and deed of the said DEVON ANAIS FAIELLA AND TODD MICHAEL FAIELLA.

Witness my hand and official seal, this the 15th of July, 2021.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212