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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210836928

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $355,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2021.

Notary Public Theresa L. Smith
My Commission Expires: 9/6/2022

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 710338 DEEDWARR
09/07/2021 08:46:33 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20210907-0119248

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lasata Properties, LLC 1807 Ordway Place Nashville, TN 37206	New Owner	Tax Parcel ID No. 082 08 0 226.00

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, **Daniel R. Green, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lasata Properties, LLC**, ("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. 13, on the Plan of Leek Subdivision of Arthur Tract, as shown on plat of record in Plat Book 547, Page 54, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 13 fronts 50 feet on the West side of Hart Avenue and runs back between parallel lines with Southerly margin of Mansfield Avenue, 170 feet to an alley.

Being the same property conveyed to Daniel R. Green, a married man, by Warranty Deed from Phillip Wright, Jr., a married man, of record in Instrument No. 20080124-0007298, in the Register's Office of Davidson County, Tennessee, dated January 18, 2008 and recorded on January 24, 2008.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

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 and assessments for the year 2021 and subsequent years, 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 Leek Subdivision of the Arthur Tract, as recorded in Plat Book 547, Page(s) 54.

This is improved property located at 426 Hart Avenue Nashville TN 37206

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 31st day of August, 2021.

Daniel R. Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel R. Green, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2021.

Notary Public
My Commission Expires:

