WARRANTY DEED

Karen Johnson Davidson County
Batch# 736324 DEEDWARR
10/14/2021 11:07:47 AM 2 pgs
Fees: $13.00 Taxes: $743.70

20211014-0138147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/3/23

(AFFIX SEAL) W. DILLON WORDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0570-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Fairlane Invest, LLC	Fairlane Invest, LLC	
(NAME)	(NAME)	
4209 Winterbrook Rd	4209 Winterbrook Rd	032 130 011.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred One Thousand And No/100 Dollars ($201,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HOSTS WORLDWIDE, INC.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FAIRLANE INVEST, LLC,** 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. 17 on the Plan of Section I, TimberTrail Subdivision of record in Plat Book 5200, Page 205, 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 Hosts Worldwide, Inc., by Warranty Deed from Joe Clayton and wife, Barbara Clayton, dated September 20, 2021, recorded 9.22.2021, of record in Instrument No. 20210922-0121213, Register's Office for Davidson County, Tennesse.

This is:

unimproved ☐

improved ☒ property, known as 4209 Winterbrook Rd, Nashville, TN 37207

(House No.) (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 our hands this 20th day of September, 2021.

HOSTS WORLDWIDE

BY: _____

Alex Inman, President

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Alex Inman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president of Hosts Worldwide, Inc., the within named bargainor, a corporation, and that such president, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Alex Inman.

Witness my hand, at office, this 20th day of September, 2021.

_____

Notary Public

My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023