WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

2021-793

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00.

(Affiant)

Sworn to and subscribed before me this 4th day of November, 2021.

Notary Public

My commission expires: 5-8-2023

Karen Johnson Davidson County
Batch# 755108 DEEDWARR
11/15/2021 02:20:06 PM 2 pgs
Fees: $13.00 Taxes: $7,215.00

20211115-0151821

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Peter Embi (NAME)	(NAME)	**104-11-0-050.00**
2813 Acklen Avenue (ADDRESS)	new owner (ADDRESS)	
Nashville, TN 37212 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacob Garrett Unger and Kelly Eisenman Unger, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Peter Embi, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 7, Block 4, Fairfax Place, as shown on plat of record in Plat Book 547, Page 138, (erroneously referred to as Plat Book 547, Pages 137 and 138 in previous deed) in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being all the same property conveyed to Jacob Garrett Unger and wife, Kelly Eisenman Unger by deed from Torne White and wife, Sandy White, and Larry White and wife, Yvonne White, of record in Instrument No. 20150630-0063008, Register's Office for Davidson County, Tennessee.

For information purposes only: This is improved property commonly known as: 2813 Acklen Avenue, Nashville, TN 37212.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building

restrictions, (5) all other matters of public record, (6) Taxes for the year 2022, and subsequent years, a lien not yet due and payable, (7) Restrictive Covenants contained in instrument of record in Book 754, page 310, said Register's Office, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, (8) Restrictive Covenant for Detached Structure of record in Instrument No. 20141106-0102416, Register's Office for Davidson County, Tennessee, (9) Subject to easement for 8" sewer shown as sewer No. 286-A on plans in the office of the City Engineer of the City of Nashville, across rear of premises.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5 day of November, 2021.

_____(SEAL)
Jacob Garrett Unger

_____(SEAL)
Kelly Eisenman Unger

STATE OF TENNESSEE
COUNTY OF

On this 5th day of November, 2021, before me personally appeared Jacob Garrett Unger and Kelly Eisenman Unger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of November, 2021.

_____
Notary Signature
My commission expires: 5-9-2023

DOROTHY M. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023