WARRANTY DEED

DM-P-22-5310-5310C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $736,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Steve Nunnelley	**ServisFirst Bank**	
(NAME)	(NAME)	**091 11 0 137.00**
2600 ARlington Ave S Apt 68	**2500 Woodcrest Place**	
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35205	**Birmingham,, AL 35209**	
(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, **MICHAEL D. LEAN AND ASHLEY R. MCELDUFF, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVE NUNNELLEY, AN UNMARRIED MAN,** 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. 1219 of Block 176 showing Extension of Plan No. 1 West Nashville to the Morrow Road of record in Book 57, Map 173, Register's Office for said County.

Said Lot No. 1219, of Block 176 fronts 25 feet on the Northerly margin of Indiana and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michael D. Lean and Ashley R. McElduff, by Warranty Deed from Slegae, LLC, of record in Instrument No. 20171102-0112617, in the Register's Office of Davidson County, Tennessee, dated October 27, 2017 and recorded on November 02, 2017.

This conveyance is subject to:
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Extension of Plan No. 1 West Nashville to the Morrow Road, as recorded in Plat Book 57, Page(s) 173.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5310C Indiana Ave, Nashville, Tennessee 37209**.

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.

Karen Johnson Davidson County
Batch# 809424 **DEEDWARR**
02/22/2022 12:05:49 PM 2 pgs
Fees: $13.00 Taxes: $2,723.20

20220222-0019912

Witness my/our hand(s) this the 14th DAY OF FEBRUARY, 2022.

Michael D. Lean by Adam H. Jefferson attorney in fact
Michael D. Lean by Adam Jefferson as Attorney-in-Fact

Ashley R. McElduff by Adam H. Jefferson attorney in fact
Ashley R. McElduff by Adam Jefferson as 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, ADAM JEFFERSON, 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 MICHAEL D. LEAN AND ASHLEY R. MCELDUFF, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL D. LEAN AND ASHLEY R. MCELDUFF.

Witness my hand and official seal, this the 14th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF [illegible]

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