WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,540,000.00.

Affiant

Subscribed and sworn to me on 03/11/22.

JoAnn B Swenson

NOTARY PUBLIC

My Commission Expires: 1-6-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 823041 DEEDWARR
03/16/2022 11:35:52 AM 2 pgs
Fees: $13.00 Taxes: $5,698.00

20220316-0030701

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Stevens Barge Kaitlin Anne Ray 4112 Media St. Nashville, TN 37209	First Horizon Bank 165 Madison Ave Memphis, TN 38103	103-04-0-333.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Crystal Svec and Todd Svec, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto William Stevens Barge and Kaitlin Anne Ray, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 40 on the plan of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547, page 199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Crystal Hartselle and Todd Svec by Warranty Deed from L&H Building Group, LLC, previously shown as L&H Building Group, which are one and the same entity, dated December 6, 2013 and recorded December 6, 2013 of record in Instrument No. 20131206-0124559, Register's Office for Davidson County, Tennessee.
>
> Crystal Hartselle is now known as Crystal Svec and are one and the same.
>
> This is improved property known as 4112 Media St., Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 03/11/22.

Crystal Svec

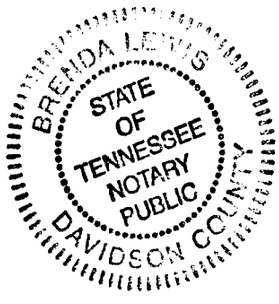
Todd Svec

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/11/22, before me personally appeared Todd Svec and Crystal Svec, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/11/22.

NOTARY PUBLIC



My Commission Expires: 9-8-2025