PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 905605 DEEDWARR
08/19/2022 02:26:59 PM 2 pgs
Fees: $13.00 Taxes: $6,891.25

20220819-0094118

Ivey Title, LLC Ref: (DM) Title No.: 62760
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew Thomas Gabriel 1807 Ashwood Avenue Nashville, TN 37212	Gold Coast Bank 1165 N. Clark St. Ste 200 Chicago, IL 60610

TAX MAP PARCEL NUMBERS: 10416012200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,862,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John P. Fayard and wife, Katie H. Fayard,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew Thomas Gabriel,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly part of Lot No. 75, all of Lot No. 142 and the westerly 5.3 feet of Lot No. 143 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Ashwood Avenue at a point 315.7 feet West of the westerly margin of 18th Avenue South, said point being 5.3 feet East of the corner of Lots Nos. 142 and 143; thence southwardly and parallel with the line between Lots 142 and 143, 175 feet to the northerly margin of an alley; thence with said alley westwardly 88.3 feet, more or less, to the West side of a stone wall at the Southeast corner of the J.P. Regan Lot; thence northwardly with said stone wall and with the easterly line of said Regan property 175 feet to the southerly margin of Ashwood Avenue; thence with said Avenue eastwardly 88.8 feet to the beginning.

Being the same property conveyed to John P. Fayard and wife, Katie H. Fayard, by Warranty Deed from Clay Frederick Hale and Elizabeth Ellison Hale, married, dated October 7, 2013 and recorded on October 10, 2013, of record in Inst. No. 20131010-0106405, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; all matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 117, said Register's Office.

This is improved property, known as 1807 Ashwood Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of August, 2022.

John P Fayard
John P. Fayard

Katie H. Fayard
Katie H. Fayard

State of Tennessee

County of Davidson

On this 18th day of August, 2022, before me the undersigned authority, personally appeared John P. Fayard and Katie H. Fayard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor
Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,862,500.00.

Affiant

Sworn and subscribed before me this 18th day of August, 2022.

Margaret H Taylor
Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024