Karen Johnson Davidson County
Batch# 926923 DEEDWARR
10/07/2022 10:07:46 AM 2 pgs
Fees: $13.00 Taxes: $1,448.55

20221007-0110610

Box 14
36285-4

WARRANTY DEED

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$391,500.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2022.

Notary Public

My commission expires: 8/6/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Monice M. Hostettler	**"NEW OWNER"**	**095-12-0-131.00**
303 Emery Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

F.A.D.S., a Tennessee non-profit corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monice M. Hostettler, a married woman

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. 23 on the Plan of Lakeland of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to F.A.D.S. by Deed dated July 13, 2011, from Robert S. Hoff and wife, Loretta M. Hoff of record in Instrument No. 20110714-0053895, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 2133, Page 15, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 2084 Page 23, said Register's Office.**

3) **Easement to Southern Bell Telephone & Telegraph Co. of record in Book 1060, Page 261, said Register's Office.**

4) **Easement to the Electric Power Board of record in Book 2017, Page 592, said Register's Office.**

This is improved property, known as 303 Emery Drive, Nashville, TN 37214.

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 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 my/our hand(s) this 6th day of October, 2022.

F.A.D.S., a Tennessee non-profit corporation

By: _____
Kathy A. Harding, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Kathy A. Harding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of F.A.D.S., the within named bargainor, a Tennessee non-profit corporation, and that she as such President of F.A.D.S., a Tennessee non-profit corporation being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **October, 2022.**

_____
Notary of Public

My commission expires: 12/14/24

