Davidson County DEEDWARR
Recvd: 04/09/14 13:25 4 pgs
Fees:22.00 Taxes:0.00
20140409-0029688

31686

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31686-03-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,625,000.00. Affiant Subscribed and sworn to before me this 8th day of April, 2014. Notary Public, State of Tennessee My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John Sonday and wife, Kimberly M.Sonday 1624 Chickering Road Nashville, TN 37215	P.O. Box 50022 Nashville, TN 37205	Map and Parcel No.: 144 130 00300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James David Andrews, IV, as to a one-half interest, and Jonathan Douglass Andrews, as to a one-half interest, as devisees under the will of Evalina Harwell Andrews, deceased,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Sonday and wife, Kimberly M. Sonday** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1624 Chickering Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Jonathan Douglass Andrews, as Executor of the Estate of Evalina Harwell Andrews, joins in the execution of this deed for the sole purpose of conveying any interest which said Estate may have in subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 8th day of April, 2014.

James David Andrews, IV

Jonathan Douglass Andrews

Jonathan Douglass Andrews, Executor of the Estate of Evalina Harwell Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James David Andrews, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of April, 2014.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public for the State of Tennessee

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jonathan Douglass Andrews**, individually and as Executor of the Estate of Evalina Harwell Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of April, 2014.

Notary Public for the State of Tennessee

My Commission Expires: _____

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being the 5.873 acre tract shown on the Plan of Andrews' Property, of record in Plat Book 6200, page 121, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David Andrews and wife, Evalina Harwell Andrews, by deed dated April 25, 1960, from Charles S. Ragland and wife, Mary C. Ragland, of record in Book 3068, page 121, Register's Office for Davidson County, Tennessee. David Andrews conveyed his interest in subject property to Evalina Harwell Andrews by quitclaim deed dated September 7, 1973, of record in Book 4744, page 458, Register's Office for Davidson County, Tennessee. Evalina Harwell Andrews died on February 23, 2012. By the terms of her will, admitted to probate in Docket No. 12P508, Davidson County Probate Court Clerk's Office, subject property was devised to her sons, James David Andrews, IV, a one-half interest, and Jonathan Douglass Andrews, a one-half interest.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable, which have been prorated between the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 6200, page 121, Register's Office for Davidson County, Tennessee.
3. Easement for private road and utilities of record in Book 3068, page 121, Register's Office for Davidson County, Tennessee.
4. Easement for driveway of record in Instrument No. 20131108-0116285, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

