WARRANTY DEED

Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James Michael Kay and Anna Harris	Access National Mortgage, a Division of Access National Bank	61-12-53
(NAME)	(NAME)	
1239 Plymouth Avenue	1800 Robert Fulton Dr. #350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151470

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, KENNETH NEILL DUNN, JULIA LYNN POST, ROBERT ASHLEY LOGUE, RANDALL DUNN, JEFFREY NEAL LOGUE AND JULIA DEASON, DEVISEES OF THE ESTATE OF EMILY NEILL LOGUE, DECEASED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JAMES MICHAEL KAY AND ANNA HARRIS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 the East 30 feet of Lot No. 33 and the West 45 feet of Lot No. 32 on the Map of the Re-Subdivision of certain lots in the Eastdale Plan, of record in Book 974, page 22, Register's Office for said County.

Said parts of said lots adjoin and front together 75 feet on the north side of Plymouth Avenue and run back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Robert Neal Logue and wife, Emily N. Logue by deed from Louise Taylor Keene and Frances Taylor Russell Paris, dated May 19, 1983, of record in Book 6061, page 238, register's Office for Davidson County, Tennessee. The said Robert Neal Logue having since died on May 4, 2007 leaving Emily N. Logue as surviving tenant by the entirety. The said Emily N. Logue having since died on November 11, 2014 and by her Will and First Codicil of record in Docket No. 15P368, Davidson County Probate Court Clerk's Office, the subject property was devised to Kenneth Neill Dunn, as to a one-fifth (1/5 interest), Debra Ellen Logue, as to a one-fifth (1/5 interest), Julia Lynn Post, as to a one-fifth (1/5 interest), Robert Ashley Logue, as to a one-fifth (1/5 interest) and Randall Darrell Dunn, as to a one-fifth (1/5 interest). By Order to Probate in said Docket, the said Debra Ellen Logue is deceased and her interest in the subject property passed to her children Julia Deason a/k/a Julie Deason and Jeffrey Neal Logue, who were erroneously referred to as the children of Emily N. Logue instead of her grandchildren.

Unimproved ☐

This is improved ☒ property, known as 1239 Plymouth Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150060846 DEEDWARR
Recvd: 07/24/15 13:42 2 pgs
Fees:13.00 Taxes:810.30
20150724-0072931

Witness my hand this 17th day of July, 2015

Kenneth Neill Dunn

Julia Lynn Post

Robert Ashley Logue

Randall Dunn by Kenneth Neill Dunn Attorney in fact
Randall Dunn
by Kenneth Neill Dunn, Attorney in Fact

Jeffrey Neal Logue

Julia Deason by Julia Lynn Post attorney-in-fact
Julia Deason
by Julia Lynn Post, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth Neill Dunn and Julia Lynn Post and Robert Ashley Logue and Jeffrey Neal Logue, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2015.

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 4/19/17

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me personally appeared Julia Lynn Post, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Julia Deason, and who acknowledged that she executed the same as the free act and deed of Julia Deason.

Witness my hand, at office, this 17th day of July, 2015.

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 4/19/17

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me personally appeared Kenneth Neill Dunn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Randall Dunn, and who acknowledged that he executed the same as the free act and deed of Randall Dunn.

Witness my hand, at office, this 17th day of July, 2015.

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 4/19/17