Bill Garrett Davidson County
Batch# 33847 DEEDWARR
12/05/2017 02:01:30 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20171205-0124095

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 02/10/2021

(AFFIX SEAL)

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

P-BR-17-1639

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jones Construction, LLC	Dwayne Jones	
(NAME) **1639 Northview Ave**	(NAME) 3132 Moss Rose Dr	**072-10-0-310.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHLEY DUGGER, AS TRUSTEE FOR THE JAIME ASHLEY JOHNSON IRREVOCABLE SPENDTHRIFT TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONES CONSTRUCTION, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 20 on the Plan of Chas. U. Coggins First Addition to Nashville of record in Plat Book 421, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Dugger, as Trustee for the Jaime Ashley Johnson Irrevocable Spendthrift Trust by Warranty deed from Stanley Sisk of record in Instrument No. 20130205-0011801 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 05, 2013.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 421, Page 33;
- Party Driveway Agreement of record in Book 6567, Page 362, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1639 Northview Ave, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF NOVEMBER, 2017.

Ashley Dugger, as Trustee for the Jaime Ashley Johnson Irrevocable Spendthrift Trust

BY: _____
Ashley Dugger
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Dugger, Trustee of the Jaime Ashley Johnson Irrevocable Spendthrift Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th day of November, 2017.

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212