WARRANTY DEED

Bill Garrett Davidson County
Batch# 61347 DEEDWARR
02/22/2018 09:51:12 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180222-0016786

J-WG-17-722-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10.7.19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Karuna Jayathilake	**New Owner**	
(NAME) **1440 West Running Brook Road**	(NAME)	**092-06-0-533.00 & 092-06-0-532.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **JAMES R. SPERANCE, III, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARUNA JAYATHILAKE, MARRIED,** 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:

Tract I:

Being Lot No. 32 in A. Roth's Subdivision of Lots 21 and 22 Boyd McNairy Tract, as of record in Book 57, page 147 Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts fifty (50) feet on the Easterly side of 27th Avenue North (now Lena Street), and extends back Eastwardly between parallel lines one hundred and sixteen (116) feet to a 10 foot alley.

Tract II:

Part of Lot No. 33 on the Plan of A. Roth Subdivision of Lot No. 22 of the Boyd McNairy Tract of record in Book 57, Page 147, R.O.D.C., Tennessee, to which Plat reference is hereby made, being that part (approximately 30 feet by 110 feet) of Lot No. 33 remaining after Metro's taking parts thereof for the widening of Booker and Lena Streets.

Being the same property conveyed to James R. Sperance, III, sole individual by Warranty deed from Robert J. Krause and wife Theresa Krause of record in Instrument No. 20141223-0117229 Register's Office for Davidson County, Tennessee, dated December 17, 2014 and recorded on December 23, 2014.

For the purpose of this conveyance, the subject property was never the Grantor's primary residence.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **722 & 726 Lena St., Nashville, Tennessee 37208**.

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 20 DAY OF FEBRUARY, 2018.

James R. Sperance,, III by John Gleaves as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES R. SPERANCE,, III, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES R. SPERANCE,, III.

Witness my hand and official seal, this the 20th of February, 2018.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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