THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616490

Bill Garrett Davidson County
Batch# 109501 DEEDWARR
06/27/2018 11:11:19 AM 2 pgs
Fees: $13.00 Taxes: $6,845.00
20180627-0061959

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00.

Affiant

Subscribed and sworn to before me, this26th day of June, 2018.

Notary Public
My Commission Expires: 7/5/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Llewellyn S. Jones and Bridget M. Jones 4507 Carlton Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 130-16-0-034.00

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, **Shannon H. Durrett and Elizabeth L. Durrett, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Llewellyn S. Jones and Bridget M. Jones, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Cherry Acres Subdivision, of record in Plat Book 2083, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Marci M. Spigel, married woman to Shannon H. Durrett and Elizabeth L. Durrett, husband and wife, as recorded on the 3rd day of April, 2017 in Instrument No. 20170403-0032360 and Warranty Deed from McGavock Properties, LLC, a limited liability company to Marci M. Spigel, married, as recorded on the 4th day of February, 2008 in Instrument No. 20080204-0011653, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHERRY ACRES SUBDIVISION, as recorded in Plat Book 2083, Page(s) 35.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2142, Page 58.

Easement for Temporary Construction, recorded in Book 6827, Page 508.

This is improved property located at 4507 Carlton Drive Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 26th day of June, 2018.

Shannon H. Durrett

Elizabeth L. Durrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shannon H. Durrett and Elizabeth L. Durrett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2018.

Notary Public

My Commission Expires: _____

