Bill Garrett Davidson County
Batch# 128590 DEEDWARR
08/14/2018 10:26:01 AM 2 pgs
Fees: $13.00 Taxes: $1,777.66
20180814-0080146

Warranty Deed

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $480,450.00. Affiant Subscribed and sworn to before me, this the 10th day of August, 2018. Notary Public My commission expires: 1-8-19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard A. Jones and Leanne Jones Family Trust	New Owners	
406A Rudolph Avenue		08310046900
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COLLEEN F. EICHENBERGER, UNMARRIED AND BRIAN DAVID EICHENBERGER, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD A. JONES AND LEANNE J. JONES, TRUSTEES OF THE RICHARD AND LEANNE JONES FAMILY TRUST ESTABLISHED NOVEMBER 22, 2016**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 237 on the Plan of McEwen Place of record in Plat Book 332, Page 133, 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 Colleen F. Eichenberger, a single woman by Warranty deed from North by Northeast Development, LLC, a Tennessee limited liability company of record in Instrument No. 20160311-0023510 Register's Office for Davidson County, Tennessee, dated March 09, 2016 and recorded on March 11, 2016.

Being the same property conveyed to Collen F. Eichenberger, a single woman, and Brian David Eichenberger, a single man by Quitclaim deed from Colleen F. Eichenberger, a single woman of record in Instrument No. 20160623-0064067 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 23, 2016.

**Grantor(s) warrant that he/they never lived in the subject property as a married person(s) and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 406A Rudolph Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of August, 2018.

Colleen F Eichenberger by [signature] Attorney in Fact

Colleen F. Eichenberger by Brian David Eichenberger, Attorney in Fact

[signature]

Brian David Eichenberger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian David Eichenberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Witness my hand and seal this 10th day of August, 2018.

[signature]
Notary Public

My Commission Expires: 5-2-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2018, before me personally appeared Brian David Eichenberger, 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 Colleen F. Eichenberger as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Colleen F. Eichenberger.

Witness my hand and seal this 10th day of August, 2018.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

[signature]
Notary Public

My Commission Expires: 5-2-22