WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149883 DEEDWARR
10/08/2018 02:11:21 PM 2 pgs
Fees: $13.00 Taxes: $1,593.40

20181008-0099667

O-BR-18-6320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

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)
The Amended Toni C. Wessell Trust dated February 27, 2015	new owner	
(NAME)	(NAME)	
6320 Percy Dr.		**129 12 0 00900**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ALAN BRANDON JONES AND KATIE H. JONES, TRUSTEES OF THE JONES REVOCABLE LIVING TRUST DATED AUGUST 30, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TONI C. WESSELL, TRUSTEE OF THE AMENDED TONI C. WESSELL TRUST DATED FEBRUARY 27, 2015,** 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. 198 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Pages 12-14, 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 Alan Brandon Jones and Katie H. Jones, Trustees of the Jones Revocable Living Trust dated August 30, 2016 by warranty deed from Alan Brandon Jones and Katie H. Jones of record in Instrument No. 20160909-0094867 Register's Office for Davidson County, Tennessee, dated 08/30/2016 and recorded on 09/09/2016.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, now due and payable;
- Restrictions of record in Book 3466, Page 89, Book 3534, Page 128, Book 3577, Page 511, Book 3702, Page 465, and Book 3770, Page 81, in the Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat Book 3600, Pages 12 through 14, 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: **6320 Percy Dr., Nashville, Tennessee 37205**.

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 4th DAY OF OCTOBER, 2018.

Alan Brandon Jones and Katie H. Jones, Trustees of the Jones Revocable Living Trust dated August 30, 2016

Alan Brandon Jones, Trustee

Katie H. Jones, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALAN BRANDON JONES, TRUSTEE of ALAN BRANDON JONES AND KATIE H. JONES, TRUSTEES OF THE JONES REVOCABLE LIVING TRUST DATED AUGUST 30, 2016, 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 4th of October, 2018.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

Notary Public
My Commission Expires: 3/3/2020
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIE H. JONES, TRUSTEE of ALAN BRANDON JONES AND KATIE H. JONES, TRUSTEES OF THE JONES REVOCABLE LIVING TRUST DATED AUGUST 30, 2016, 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 4th of October, 2018.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

Notary Public
My Commission Expires: 3/3/2020
(SEAL)

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