Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 174141 DEEDWARR
12/14/2018 10:41:01 AM 2 pgs
Fees: $13.00 Taxes: $9,990.00

20181214-0121762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,700,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of December, 2018.

Notary Public

My commission expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Richard D. McRae, III and Adrienne McRae	Richard D. McRae, III and Adrienne McRae	**130-03-0-020.00**
621 Westview Ave.	4028 Wallace Lane	
Nashville, TN 37205	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Owen D. Jones, unmarried, and Lydia Jones, unmarried, as tenants in common,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Richard D. McRae, III and Adrienne McRae, husband and wife,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of John Bruno Subdivision, of record in Plat Book 8250, Page 956, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Owen D. Jones and Lydia Jones, husband and wife, as tenants in common and NOT as tenants by the entirety by Warranty Deed from Mathieu R. Berman and wife, Roberta M. Berman, of record in Instrument No. 20120104-0000815, Register's Office for Davidson County, Tennessee, dated 12/30/2011 and recorded on 01/04/2012; the said Owen D. Jones and Lydia Jones have since divorced by Final Decree of Divorce and Marital Dissolution Agreement of the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Tennessee, of record as Docket No 17D-1432.

This is improved property known as **621 Westview Ave., Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the said Owen D. Jones has hereunto executed this instrument on this the 7 day of December, 2018.

Owen D. Jones

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Owen D. Jones, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of December, 2018.

Notary Public
My Commission Expires: May 9, 2021

IN WITNESS WHEREOF the said Lydia Jones has hereunto executed this instrument on this the 7th day of December, 2018.

Lydia Jones

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Owen D. Jones, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of December, 2018.

Notary Public
My Commission Expires: May 9, 2021

SolomonParks File No. 18-001399-528

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY