ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Allison J. Jones & Charles S. Jones 181 Thompson Lane Nashville, TN 37211	New Owners	Map and Parcel 11910020200
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jeffrey C. Jessup (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Allison J. Jones and Charles S. Jones, wife and husband (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the west 80 feet of Lot No. 24, the north 12 1/2 feet of the east 75 feet of Lot No. 9 and the north 12 1/2 feet of the west 5 feet of Lot No. 10 of Block "F" on the unrecorded map of Woodbine Courts, Part II, described as follows:

Beginning at a point in the south margin of Thompson Lane at the corner of Lots 24 and 25; thence southwardly, with the line between said lots and along said line extended, 150 feet to a point; thence easterly 80 feet to a point which is 5 feet east of the line between Lots 9 and 12 1/2; thence northerly 150 feet to the south margin of Thompson Lane; thence with the margin of the same, westerly 80 feet to the point of beginning.

Being the same property conveyed to Jeffrey C. Jessup, by Special Warranty Deed from MLE Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20020506-0054980, Register's Office for Davidson County, Tennessee.

This is improved property commonly known 181 Thompson Lane, Nashville, Tennessee 37211.

This conveyance is subject to the following:

1. Taxes for the year 2019 and subsequent years for Davidson County.
2. Restrictive Covenants of record in Book 1163, page 441, in the Register's Office for Davidson County, Tennessee.
3. The unrecorded Plan of Woodbine Courts, Part II, shows a 10 feet easement for public utilities along the south line of Lot 24 and the north line of Lots 9 and 10 and a 35 feet building setback line from Thompson Lane.

Karen Johnson Davidson County
Batch# 204022 DEEDWARR
03/11/2019 08:22:59 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20190311-0021682

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VA-18181

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $500,000.00
(
(
(Subscribed and sworn to before me
(this 6th day of March, 2019.
(
(Notary Public
(My Commission Expires: 7/6/20

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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

And Grantor does covenant with the said Grantees that the Grantor 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 set forth hereinabove.

And Grantor is further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 6th day of March, 2019.

JEFFREY C. JESSUP

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 6th day of March, in the year 2019, before me the undersigned, personally appeared Jeffrey C. Jessup, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed the foregoing instrument for the purpose therein contained.

My Commission Expires: 11-08-22

Notary Public

