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

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1804
Parcel ID: 072 070 0 001.00

Property Address:
1139 Kirkland Avenue, Nashville, TN 37216

Karen Johnson Davidson County
Batch# 215362 **DEEDWARR**
04/09/2019 09:19:01 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190409-0032112

—Above This Line Reserved For Official Use Only—

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
Bryan Jones
1139 Kirkland Ave
Nashville, TN 37216

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, LAURA POTTER MORAN FKA LAURA POTTER, MARRIED,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **BRYAN JONES, an unmarried man,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 37 on the Plan of Inglewood, as record in Plat Book 332, page 101, Register's Office for said County.

Said Lot No. 37 fronts 50 feet, more or less, on the northerly side of Kirkland Avenue and runs back between parallel lines 189.75 feet, more or less, to a dead end.

Being the same property conveyed to LAURA POTTER by Deed dated January 27, 2011 from DAVID B. DRAKE, recorded January 31, 2011, in Instrument Number 20110131-0008587, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1139 Kirkland Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I are lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

James Moran, husband of **Laura Potter Moran** joins in this conveyance for the purpose of relinquishing any right, title or interest he may have in said real estate by virtue of his marriage to **Laura Potter Moran**.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 5th day of April, 2019.

Laura Potter Moran, FKA Laura Potter

LAURA POTTER MORAN, FKA LAURA POTTER

James Moran

JAMES MORAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within **named LAURA POTTER MORAN, FKA LAURA POTTER and JAMES MORAN,** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 5 day of April, 2019.

Notary Public

My Commission Expires: 2-4-23

STEPHANIE A GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $240,000.00.

Affiant

SWORN TO and subscribed before me on this 5th day of April, 2019.

Notary Public

My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021