THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

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

Karen Johnson Davidson County
Batch# 218719 DEEDWARR
04/17/2019 08:29:50 AM 2 pgs
Fees: $13.00 Taxes: $1,391.20

20190417-0035071

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Amy Price 6661 White Marsh Valley Walk Austin, TX 78746	New Owner	095-14-0-028

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kayla Davenport and Ryan Davenport, Husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Amy Price**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 59, on the Plan of Elm Hill Acres, Section No. I, of record in Plat Book 2331, Page 67, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 59 fronts 80 feet on the North side of Jade Drive and runs back between lines 225 feet on the West Line and 229.4 feet on the East Line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Justin C. Bridgewater, unmarried, and Lacey A. Rutter, unmarried, by Warranty Deed from Brandon Bubis, married, and Jayne Bubis, married, of record on August 22, 2016, at Instrument No. 20160822-0087725, Davidson County Register of Deeds. Further being the same property conveyed to Kayla Davenport and Ryan Davenport, by Warranty Deed from Justin C. Bridgewater and Lacey A. Rutter, both unmarried, of record on January 8, 2018, at Instrument No. 20180108-0002467, Davidson County Register of Deeds.

This is property commonly known as 2112 Jade Drive Nashville, TN 37210.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 12 **day of April, 2019**:

Ryan Davenport

Kayla Davenport

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 **Ryan Davenport and Kayla Davenport**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of April, 2019:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$376,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 12th DAY OF April, 2019.

VA

Notary Public

My Commission Expires: 11/8/2021

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