WARRANTY DEED

Karen Johnson Davidson County
Batch# 231806 DEEDWARR
05/20/2019 09:25:25 AM 2 pgs
Fees: $13.00 Taxes: $2,436.45

20190520-0047102

J-RMX-19-4900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $658,499.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/06/23

(AFFIX SEAL)

Susan Hughes
State of Tennessee Notary Public
Williamson County
My Commission Expires March 6, 2023

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)
Margaret W. Jones	**Synovus Bank**	
(NAME)	(NAME)	
4900 Nevada Ave	**1033 Demonbreun St., Ste. 200**	**091-15-0-284.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37203**	
(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, **DECADIE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARET W. JONES, AN UNMARRIED WOMAN,** 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 the Easterly 62 feet of the Southerly 120 feet of Block No. 35 on the Map of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 35 fronts 62 feet on the Northerly side of Nevada, formerly Third Avenue, and runs back between parallel lines, with the Westerly margin of 49th Avenue, North, formerly 8th Street, 120 feet to a dead line.

Being the same property conveyed to Decadie, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Tina Romines, Cindy McClellan, Sonya Pewitt and Raymond H. Elliott, being the sole heirs at law of Bonnie Wilson Jones A/K/A Bonnie Faye Elliott, of record in Instrument No. 20170426-0040929, in the Register's Office of Davidson County, Tennessee, dated April 21, 2017, and recorded on April 26, 2017.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK COMPANY'S FIRST ADDITION, as recorded in Plat Book 57, Page(s) 103.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4900 Nevada Ave, Nashville, Tennessee 37209**.

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 17th DAY OF MAY, 2019.

Decadie LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of DECADIE LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of May, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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