(1)

WARRANTY DEED

John M. Wells
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Rachel L. Thole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2019.

John M. Wells
Notary Public

MY COMMISSION EXPIRES: 8/7/2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 281736 DEEDWARR
09/06/2019 08:51:01 AM 2 pgs
Fees: $13.00 Taxes: $1,213.60
20190906-0090009

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rachel L. Thole 2624 Morganmeade Drive Nashville, TN 37216	JP Morgan Chase Bank, N.A. 1111 Polaris Parkway Columbus, OH 43240-2050	073-10-0-073

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bryn Frances Evans and husband, Daryl Wayne Evans,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Rachel L. Thole, an unmarried person,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the plan of Moss Rose Estates as of record in Book 4860, Page 112, Register's Office for said County.

Said Lot No. 37 fronts 80 feet on the Southern margin of Morganmeade Drive and extends back 126.04 feet on the Westerly line and 132.54 feet on the Easterly line to a line on the rear measuring 80.26 feet thereon.

Being the same property conveyed to Bryn Frances Evans and husband, Daryl Wayne Evans by Warranty Deed from Kudzu Real Estate, Inc, dated 05/15/2013 and recorded 05/16/2013, of record in Instrument 20130516-0049265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2624 Morganmeade Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 5th day of September, 2019.

Bryn Frances Evans

Daryl Wayne Evans

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bryn Frances Evans and Daryl Wayne Evans with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 5th of September, 2019.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

