THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26614

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 300007 DEEDWARR
10/11/2019 03:05:16 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20191011-0104620

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Matthew Jason Bush and Maureen Joan Bush	NEW OWNER	08507005300 AND
236 Downeymeade Drive		08507014500
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Donn Minoggie and wife, Dena Minoggie,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Jason Bush and Maureen Joan Bush, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1, Map/Parcel 08507005300: Land in Davidson County, Tennessee, being Lot No. 222, on the Plan of Section Four, Stanford Country Club Estates, of record in Book 2900, Pages 83 and 84, Register' s Office for said County, and described as follows:

Said Lot No. 222 fronts 90 feet on the Southeasterly side of Downeymeade Drive, and runs back between parallel lines 230 feet to a dead line.

Tract No. 2, Map/Parcel 08507014500: Land lying in the First Civil District of Metropolitan Nashville/Davidson County, Tennessee, being part of the land of the Civitan Club Foundation, Inc. as recorded in Deed Book 5320, page 308, Register's Office for Davidson County, Tennessee, and more particularly described as follows, according to an unrecorded survey by John T. Darnell, Registered Land Surveyor, No. 1571, dated November 4, 1990.

Beginning at a concrete monument on the southeasterly line of said Civitan land, and marking the north corner of Lot 222 of Section 4, Stanford Country Club Estates, as recorded in Plat Book 2900, page 84, said Register's Office; thence South 47 degrees 11 minutes 00 seconds West 230.00 feet, along the southeasterly line of said Civitan land and along the northwesterly line of said Lot 222 to a concrete monument marking the east corner of Lot 222; thence North 42 degrees 16 minutes 32 seconds East 139.69 feet, passing through said Civitan land to an iron rod; thence North 54 degrees 40 minutes 44 seconds East 91.62 feet, passing through said Civitan land, to the point of beginning, containing 0.032 acre.

Being the same property conveyed to Donn Minoggie and wife, Dena Minoggie by Deed of Correction from Tulula Spalding a/k/a Tulula L. Spalding, unmarried of record as Instrument No. 20120305-0019081, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **236 Downeymeade Drive, Nashville, TN 37214.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM 11-2316

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 our hands this the 7 day of October, 2019.

Donn Minoggie

Dena Minoggie

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

Witness my hand and official seal this the 7 day of October, 2019.

JAMES WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission expires: 1-6-20

Notary Public