Karen Johnson Davidson County
Batch# 305269 DEEDWARR
10/23/2019 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $884.30
20191023-0108859

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Brent Mills
Affiant

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

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7/26/2020

Y-P-19-2511

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)
David Alexander Harris	INTERLINC MORTGAGE SVCS LLC	
(NAME)	(NAME)	**095-08-0-167.00**
2511 David Drive	10613 W SAM HOUSTON PKWY N STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	HOUSTON, TX 77064	
(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, **KEELEIGH O'NEAL AND RONALD DWAYNE PITCHFORD, III, WIFE AND HUSBAND AND DAVID R. JONES, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID ALEXANDER HARRIS, AN UNMARRIED MAN,** 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 Lot No. 67 on the Plan of Woodberry Park of record in Plat Book 2133, Page (s) 117 through 119, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rose Marie Jones, a married woman by Warranty Deed from Ann Mills, Trustee of the Family (Credit Shelter) Trust u/a dated January 21, 1998 and Ann Mills, Trustee of the Mills Family Revocable Living Trust Agreement dated January 21, 1998, dated August 28, 2009 and recorded September 3, 2009 of record in Instrument No. 20090903-0083016, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keeleigh O'Neal and Ronald Dwayne Pitchford III, wife and husband, and David R. Jones, a married man by Warranty deed from Rose Marie jones and Bobby Jones, wife and husband of record in Instrument No. 20190125-0007727 Register's Office for Davidson County, Tennessee, dated January 24, 2019 and recorded on January 25, 2019.

Subject property having never been David R. Jones primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page (s) 117 through 119, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2091, Page 1 and Book 2297, Page 194, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Book 2152, Page 283, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to City of Nashville, Waterworks Department of record in Book 2345, Page 43, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 1163, Page 663, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2511 David Drive, Nashville, Tennessee 37214**.

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 OCTOBER, 2019.

Keeleigh O'Neal

Ronald Dwayne Pitchford, III

David R. Jones by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record on October ____, 2019, in Instrument No. 201910230108858, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEELEIGH O'NEAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD DWAYNE PITCHFORD, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID R. JONES, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID R. JONES.

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

Notary Public
My Commission Expires: _____
(SEAL)

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022