

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LESLIE CHARLES JACKSON, JR.	NEW OWNER	**090-16-0-086.00**
(NAME) **6212 HENRY FORD DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 315939 **DEEDWARR**
11/15/2019 09:30:25 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20191115-0117935

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GARY W. BIANUCCI AND WIFE, BARBARA A. BIANUCCI, AND EDWARD D. DEFORD, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLIE CHARLES JACKSON, JR.** _____, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 212 on the Plan of Charlotte Park, Section III, as of record in Plat Book 2663, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 212 fronts 62 feet on the northerly side of Henry Ford Drive and extends back 107.5 feet on the westerly line and 136.5 feet on the easterly line to a dead line in the rear on which it measures 94 feet.

Being the same property conveyed to Gary W. Bianucci and wife, Barbara A. Bianucci from Virginia Collins Snyder, Daniel Franklin Collins, Devisees under the Last Will and Testament of Ms. Joe Lena Collins, deceased, and Treva O. Collins, Harold Allen Collins, Karin Collins Fallon, and Belinda Ann Collins, being all the heirs at law of Harold Edward Collins, deceased, by deed dated August 28, 2013, of record in Instrument No. 20130829-0091508, Register's Office for Davidson County, Tennessee. Further, being conveyed to Gary W. Bianucci and wife, Barbara A. Bianucci and Edward D. DeFord from Gary W. Bianucci and wife, Barbara A. Bianucci by Quitclaim Deed dated May 5, 2016 of record in Instrument No. 20160509-0045992, said Register's Office.

See Limited Powers of Attorney for Gary W. Bianucci and Barbara A. Bianucci of record in Instrument No. 20191115-0117933 and Instrument No. 20191115-0117934, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2663, page 70; Agreement by and between Consolidated Development, Inc. and the City of Nashville, of record in Book 2593, Page 566; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS****

unimproved ( )
This is improved(X) property, known as **6212 HENRY FORD DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12 day of November, 2019.

EDWARD D. DEFORD

Gary W. Bianucci
by [signature] his Atty in fact

GARY W. BIANUCCI
By: Edward D. DeFord, his Attorney in Fact

Barbara A. Bianucci
by [signature] by her Atty in fact

BARBARA A. BIANUCCI
By: Edward D. DeFord, his Attorney in Fact

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 **Edward D. DeFord,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of November, 2019.

My commission expires: **May 2, 2022**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

[signature]
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of November, 2019, before me personally appeared **Edward D. DeFord**, 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 **Gary W. Bianucci,** and who acknowledged that he executed the same as the free act and deed of **Gary W. Bianucci.**

Witness my hand and official seal at office this 12 day of November, 2019.

My commission expires: **May 2, 2022**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

[signature]
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this this 12 day of November, 2019, before me personally appeared **Edward D. DeFord**, 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 **Barbara A. Bianucci,** and who acknowledged that he executed the same as the free act and deed of **Barbara A. Bianucci.**

Witness my hand and official seal at office this 12 day of November, 2019.

My commission expires: **May 2, 2022**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

[signature]
Notary Public