WARRANTY DEED

Karen Johnson Davidson County
Batch# 345213 DEEDWARR
01/17/2020 02:43:00 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20200117-0006516

W-SB-FB-20-400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Donna L Pinson
Affiant

JUSTIN TYLER RIO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/6/2022
(AFFIX SEAL)
My Comm. Exp. Date: September 6, 2022

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)
Myers E. Brown	Myers E. Brown	
(NAME)	(NAME)	**043-00-0-014.00**
400 Keeton Ave	516 Keeton Ave.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, **DONNA L. PINSON F/K/A DONNA L. ALLEN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MYERS E. BROWN,** 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. 1 on the Plan of Final Plat 400 Keeton Avenue 0 Scenic View Road Subdivision, as surveyed by Christopher Lyle Goetz, RLS No. 2660, dated September 10, 2019, recorded September 25, 2019, and recorded at Instrument No. 20190925-0097608, Register's Office for Davidson County, Tennessee, reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Leslie W. Allen and wife, Donna L. Allen, by Quitclaim Deed from John W. Allen and Myrtle Frances Allen, of record in Book 7040, Page 268, Register's Office for Davidson County, Tennessee, dated November 13, 1986 and recorded on November 14, 1986.

Said interest is now vested in Donna L. Allen n/k/a Donna L. Pinson, as surviving tenant by the entirety, the said Leslie W. Allen having since died on November 23, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20190925-0097608, Register's Office of Davidson County, Tennessee.
- Sewer and Drainage Easements to Metropolitan Government of Nashville and Davidson Co. of record in Book 9411, Page 735 and Book 9781, Page 319, 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: **400 Keeton Ave, Old Hickory, Tennessee 37138**.

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 15th DAY OF JANUARY, 2020.

Donna L. Pinson

James Pinson, III

James Pinson, III, spouse of Donna L. Pinson, hereby joins in this conveyance and does transfer and convey any and all marital interest James Pinson, III may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA L. PINSON, 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 15th of January, 2020.

Notary Public
My Commission Expires: 9/6/2022
(SEAL)

JUSTIN TYLER SORRELLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES PINSON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of January, 2020.

Notary Public
My Commission Expires: 9/6/2022
(SEAL)

JUSTIN TYLER SORRELLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 6, 2022

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