Karen Johnson Davidson County
Batch# 347824 DEEDWARR
01/23/2020 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20200123-0008590

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

Subscribed and sworn to before me, this 21st day of January, 2020.

Notary Public:
My Commission Expires: 09/22/2021

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Christopher Jones & George Ashton Jennings 1549 Eden Rose Place Nolensville, TN 37135	New Owner	**052-02-0-244.00**

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kyle Townsend, a married man and Fred L. Howell, Jr., a married man**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **George Ashton Jennings, a married man and Christopher Jones, a married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 32 on the plan of Rainbow Terrace, Section III, as shown by plat of record in Plat Book 2133, Page 20, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 32 fronts 120 feet on the westerly side of Randy Road and runs back between lines 409.2 feet on the northerly line and 409 feet on the southerly line to the rear line on which it measures 120 feet.

BEING the same property conveyed to Fred L. Howell, Jr., a married man and Kyle Townsend, a married man, by Warranty Deed from Joe E. Drury, a single man, dated 12/3/2019 and recorded 12/4/2019 in Instrument No. 20191204-0124876; and being the same property previously conveyed to Joe E. Drury, a single man, by Warranty Deed from Donald H. Bee, unmarried, dated 3/31/2009 and recorded 4/2/2009 in Instrument No. 20090402-0029701, Register's Office for Davidson County, Tennessee.

The above referenced property is not the primary residence of the Grantors.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Easement to the Madison Suburban Utility District of record in Book 8019, Page 813, in the Register's Office for Davidson County, Tennessee.

Subject to existing easements and all other matters as shown on plat of record in Plat Book 2133, Page 20, in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 320 Randy Road, Madison, TN 37115

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), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 January, 2020.

Kyle Townsend

Fred L. Howell, Jr.

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Kyle Townsend and Fred L. Howell, Jr., the bargainor(s), 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 17th day of January, 2020.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AGL-20-320

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

