Name and Address of New Owner:
Warner Jones, Trustee of 4918 Tyne Valley Trust dated 12/16/19
4918 Tyne Valley Boulevard
Nashville, TN 37220

Send Tax Bills To:

New Owner

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 350126 DEEDWARR
01/29/2020 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $7,353.75
20200129-0010524

Map & Parcel No: 146-06-0-052.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Frank Grant and Louise Grant, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Warner Jones, Trustee of 4918 Tyne Valley Trust dated 12/16/19,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Treemont as of record in Plat 6250, pages 895 to 897, Register's Office for Davidson County, Tennessee to which plan
reference is for a more complete description.

Being the same property conveyed to Louise Gilchrist, unmarried, and Frank Grant, unmarried, by Warranty Deed from Cathy M. Barnett, married, dated July 14, 2006 and recorded July 21, 2006 as Instrument No. 20060721-0088248, Register's Office for Davidson County, Tennessee.

The said Louise Gilchrist having since married and now being known as Louise Grant.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of January, 2020.

Frank Grant

Louise Grant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of January, 2020, before me personally appeared Frank Grant and Louise Grant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 23rd day of January, 2020.

Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,987,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Notary Public

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

# True Copy Certification

I, **Jennifer Pennell**, 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.

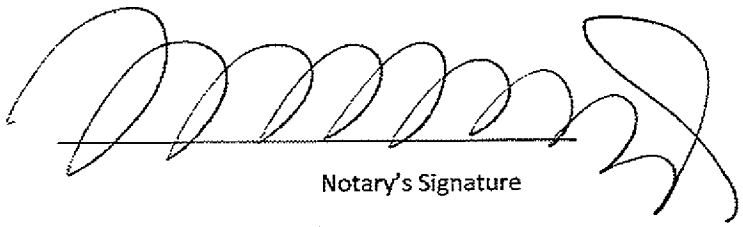


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

