Karen Johnson Davidson County
Batch# 379345 DEEDWARR
03/30/2020 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20200330-0033840

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: Nov. 8, 2021
(AFFIX SEAL)

DARLA HYSMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8 2021

File No.: AGL-20-3220

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRAD JONES	NEW OWNER	070-09-0-172.00
(NAME)	(NAME)	
910 MARENGO LANE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **RED RIVER DEVELOPMENT, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BRAD JONES**, hereinafter called the Grantee(s), their heirs 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. 7, on the plat of the Charles Binkley Subdivision, of record in Plat Book 5190, Page 655, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Red River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Malcolm Cotton, married (joined by his wife, Renita Cotton Harris, pursuant to POA), dated May 31, 2019, recorded June 5, 2019, in Instrument No. 20190605-0053794, in the Register's Office of Davidson County, Tennessee.

And further Being the same property conveyed by Warranty Deed from Carmelita L. Whitlow and husband, Joe E. Whitlow, to Malcolm Cotton, married, as recorded on the 25th day of May, 2004, in Instrument No. 20040525-0061286, as re-recorded in Instrument No. 20040602-0064639, in the Register's Office of Davidson County, Tennessee. Subject property having been further conveyed by Quitclaim Deed from Malcolm Cotton to Cotton Properties, LLC, as recorded on the 12th day of April, 2007 in Instrument No. 20070412-0044079; and by Quitclaim Deed from Cotton Properties, LLC to Malcolm Cotton, a married man, as recorded on the 7th day of September, 2011 in Instrument No. 20110907-0069200, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3220 LINCOLN AVENUE, NASHVILLE, TN 37218
(House Number) (Street) (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 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 26th day of March, 2020.

RED RIVER DEVELOPMENT, LLC

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of March, 2020, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of RED RIVER DEVELOPMENT, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of March, 2020.

Notary Public
My Commission Expires: Nov. 8, 2021

DARLA HYSMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

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