Karen Johnson Davidson County
Batch# 385562 DEEDWARR
04/14/2020 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20200414-0038881

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Elaine C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2020.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-8202

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
High Rye Holdings, LLC (NAME)	New Owner (NAME)	051-04-0-152
1502 Boscobel (STREET ADDRESS)	cc (STREET ADDRESS)	
Nashville TN 37206 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Thomas Ray Jones, Heir at Law under the will of Maudie Ruth Jones**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **High Rye Holdings, LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot Number 24 and the South 50 feet front and 42.6 feet rear of Lot Number 25, Block C, on the Revised Plan of Power and Roth Madison Park Subdivision, as of record in Book 843, Page 7, Registers Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot Number 24 and part of Lot Number 25 adjoin and front together 110 feet on the Easterly side of East Meade Avenue, and extends back 213 feet along the Southerly line of Lot Number 24 and 180 feet more or less along the Northerly line of the South 50 feet front and 42.6 feet rear of Lot Number 25, to a dead line in the rear on which it measures 95.2 feet.

Being the same property conveyed to Maudie R. Jones, unmarried by Deed dated February 4, 2013, recorded April 1, 2013, in Instrument Number 20130401-0031830, in the Register's Office of Davidson County, Tennessee. The said Maudie R. Jones died intestate on May 20, 2019 leaving Thomas Ray Jones as her sole heir. See also Affidavit of Heirship of record in Instrument _____. Register's Office for said County.

202004140038880

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following: 1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 10544, Page 112, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 819 East Meade Avenue, 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 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. Whenever 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 9th day of April, 2020.

X Thomas Ray Jones
Thomas Ray Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of April, 2020, before me personally appeared Thomas Ray Jones, 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, at office, this 9th day of April, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY