Karen Johnson Davidson County
Batch# 388049 DEEDWARR
04/20/2020 11:10:54 AM 2 pgs
Fees: $13.00 Taxes: $1,383.80

20200420-0041038

WARRANTY DEED

W-SB-VRES-20-336

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

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)
Zachary Gardner	USAA Federal Savings Bank	
(NAME)	(NAME)	071-08-0P-002.00-CO
336 Queen Ave	P.O. Box 650660	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Dallas, TX 75265-0660	
(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, **DAVID BENJAMIN KELLY, MARRIED AND DAVID WAYNE JAMES, II, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY GARDNER,** 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:

Real property lying and being in Davidson County, Tennessee, and being Unit 334B as set out and depicted on the Declaration of Covenants, Conditions, and Restrictions for 334 Queen Avenue Residences, filed of record at Instrument No. 20190313-0023222, Davidson County Register of Deeds, to which reference is hereby made for a more fill and complete description of the said real property.

Being a portion of the same property conveyed to David Benjamin Kelly, married and David Wayne James II, married by Quitclaim Deed from David B. Kelly of record in Instrument No. 20190409-0032297 Register's Office for Davidson County, Tennessee, dated April 08, 2019 and recorded on April 09, 2019.

The herein described property is not now nor ever has been the principal place of residence of the grantors herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 11, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190313-0023222, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument No. 20190313-0023221, in the Register's Office for Davidson County, Tennessee.
- Affidavit of affixation (Manufactured Home) of record in Instrument Number 20110314-0020221, 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: **336 Queen Ave, Nashville, Tennessee 37207**.

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 16th DAY OF APRIL, 2020.

David Benjamin Kelly

David Wayne James, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID BENJAMIN KELLY, 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 16th of April, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID WAYNE JAMES, II, 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 16th of April, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 03-08-2021

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