THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-28123 Karen Johnson Davidson County Batch# 394437 **DEEDWARR** 05/01/2020 11:11:12 AM 2 pgs Fees: $13.00 Taxes: $1,554.00 20200501-0045751	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **420,000.00**. Mary F. Neville Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2020. Courtney Hollins Notary Public MY COMMISSION EXPIRES: July 5, 2021 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
2016 Derek F. Jones and Allison Deos Ryder Jones Revocable Trust	NEW OWNER	054P3007200
307 Brandywine Drive		
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Mary F. Neville, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek F. Jones and Allison Deos Ryder Jones, Trustees of the 2016 Derek F. Jones and Allison Deos Ryder Jones Revocable Trust U/A/D February 17, 2016,**

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:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Brandywine Farms, Section 1, of record in Book 3600, Page 79, and 80, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 130.1 feet on the East side of Brandywine Drive and runs back 355.0 feet on the North line, 225.0 feet on the South line, to a dead line in the rear which is a broken line, measuring 200.6 feet.

Being the same property conveyed to Garth E. Neville and wife, Mary F. Neville by Warranty deed from L. T. Walton and A. L. Rhoten of record in Book 3874, page 947, Register's Office for Davidson County, Tennessee, dated 29, March 1965 and recorded on 30, March 1965. Garth E. Neville died on March 27, 2018, leaving Mary F. Neville as the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **307 Brandywine Drive, Old Hickory, TN 37138.**

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. 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 hand this the 28th day of April, 2020.

Mary F. Neville

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary F. Neville,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of April, 2020.

My Commission expires: July 5, 2021

Notary Public

N. Courtney Hollins
State of Tennessee Notary Public
Davidson County
My Commission Expires July 5, 2021