Karen Johnson Davidson County
Batch# 412225 DEEDWARR
06/09/2020 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20200609-0058824

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1398

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2020

Notary Public

Commission Expires: 9/16/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jameson Beard 306 Rosebank Avenue Nashville, TN 37206	CrossCountry Mortgage LLC 6850 Miller Road Brecksville, OH 44141	083-03-4E-001.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Daniel Alley, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jameson Beard, a single man

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 House A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 304 Rosebank Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161026-0113405, in the Register's Office of Davidson, Tennessee, with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Kimberly D. Alley by Warranty deed from Ernie Meadows, Jr., unmarried of record in Instrument No. 20160926-0101482 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 26, 2016. (Value or consideration as shown in aforementioned deed $190,000.00.)

Being the same property conveyed to Daniel Alley, unmarried by Warranty deed from Kimberly D. Alley, unmarried of record in Instrument No. 20170721-0074121 Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 21, 2017. (Value of consideration shown in aforementioned deed $357,000.00.) Being also known as 306 Rosebank Avenue A Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 306 Rosebank Avenue, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of May, 2020.

Daniel Alley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel Alley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

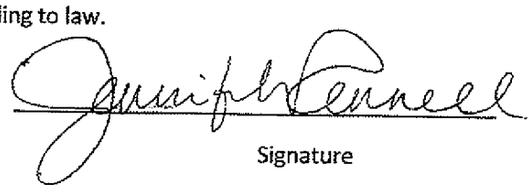
Witness my hand and official seal at Brentwood, Tennessee this 29th day of May, 2020.

Notary Public
My Commission Expires: 9/6/2022

COUNTY OF DAVIDSON
SUSAN L. HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
(Notary Seal)

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.

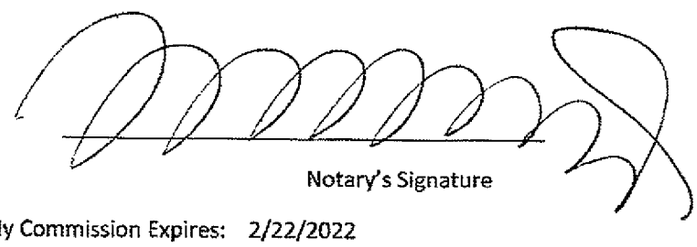


Signature

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

