2.

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200527029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $322,500.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2020.

Notary Public
My Commission Expires: 01.08.2024

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Louis Kyle Draper 2140 June Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 095-02-0-016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandon Sullivan, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Louis Kyle Draper and Matthew J. West, both unmarried, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I
Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Donelson Hills of record in Plat Book 2331, Page 22 and 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 45 fronts 75 feet on the Northerly margin of June Drive and extends back between parallel lines, 230 feet on the Easterly line and 215.3 feet on the Westerly line to a dead line in the rear, measuring 76.4 feet thereon.

Tract II
Land in Davidson County, Tennessee, being a portion of Lot No. 46, on the Plan of Donelson Hills of record in Plat Book 2331, Page 22 and 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said portion to be the westerly two (2) feet of Lot No. 46, running from the northerly side of June Drive, 230 feet on the westerly line to a dead line in the rear measuring 99.9 feet from the easterly line.

Being the same property conveyed to Brandon Sullivan, an unmarried man by Warranty deed from Daisy N. Reynolds aka Daisy Ann Nixon Reynolds, an unmarried woman of record in Instrument No. 20160415-0036458 Register's Office for Davidson County, Tennessee, dated April 12, 2016 and recorded on April 15, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Karen Johnson Davidson County
Batch# 423186 DEEDWARR
06/22/2020 02:54:17 PM 2 pgs
Fees: $13.00 Taxes: $1,193.25
20200622-0066945

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 22 and 23, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2396, Page 365, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 2140 June Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2020.

Brandon Sullivan by James Alexander as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, 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, and who further acknowledged that he is the Attorney-in-Fact for Brandon Sullivan and that he is authorized by Brandon Sullivan to execute this instrument on his behalf.

WITNESS my hand, at office, this 19th day of June, 2020.

Notary Public

My Commission Expires

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022