# WARRANTY DEED

J-SB-LH-20-702

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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) |
|---|---|---|
| **Timothy Richard Conley** | **Carolina Alliance Bank, Division of The Park National Bank** | |
| (NAME) **702 Fatherland St** | (NAME) **PO Box 4565** | **082-16-0-240.00** |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) **Newark, OH 43058-4565** | |
| (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, **JAMES SCOTT BRIDGES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY RICHARD CONLEY AND WIFE, CAROLINA CONLEY,** 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of J S Williams Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David C. Miller, unmarried and James Bridges, unmarried as tenants in common with right of survivorship by Deed from E3 Construction Services, LLC of record at Instrument No. 20111221-0099553, Register's Office for Davidson County, Tennessee, dated December 15, 2011 and recorded on December 21, 2011.

Being the same property conveyed to David C. Miller, unmarried by Quitclaim deed from James Bridges, unmarried, and David C. Miller, unmarried of record in Instrument No. 20121206-0112673 Register's Office for Davidson County, Tennessee, dated November 26, 2012 and recorded on December 6, 2012.
The said David C. Miller having since died testate on June 8, 2017, leaving James Scott Bridges as his sole heir as noted in Last Will and Testament of record in Probate Docket No. 17P-1382, Circuit Court for Davidson County, Tennessee (Probate Division).

This conveyance is subject to:
- 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 21, Page 45, Register's Office for Davidson County, Tennessee.
- Specific Power of Attorney of record in Instrument Number 20111221-0099554, in the Register's Office for Davidson County, Tennessee.
- Notice of Completion of record in Instrument Number 20111114-0088828, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20111116-0089676, in the Register's Office for Davidson County, Tennessee.
- Easement as contained in Deed of record in Instrument Number 20031223-0182796, 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: **702 Fatherland St, Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch# 425516 **DEEDWARR**
06/24/2020 02:29:54 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20200624-0068315

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 22nd DAY OF JUNE, 2020.

James Scott Bridges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES SCOTT BRIDGES, 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 22nd of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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