# WARRANTY DEED

Karen Johnson Davidson County
Batch# 430866 **DEEDWARR**
07/06/2020 11:54:12 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20200706-0072311

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-RISE-20-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 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) |
|---|---|---|
| **Two E's Development LLC** | **New Owner** | |
| (NAME) **P.O. Box 159038** | (NAME) | **92-7-78.00** |
| (ADDRESS) **Nashville, TN 37215** | (ADDRESS) | |
| (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, **BRENDA JONES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TWO E'S DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 part of Lot No. 14 on the Plan of the Harding-Lytle Tract, as of record in Book 21, Page 102, Register's Office for said County, described as follows:

Beginning on the northerly margin of Herman Street at the southwest corner of Lot No. 18 on the Plan of C.R. Badoux's Subdivision of the east part of Lot No. 14 as of record in Book 161, Page 41, Register's Office for said County; thence with the westerly line of said Lot No. 14 northerly 16 feet to the northwest corner of said lot on the southerly margin of what is supposed to be an alley; thence westerly parallel with said street 50 feet; thence southerly parallel with the first line 165 feet to the northerly margin of said street; thence with the northerly margin of said street east 50 feet to the beginning.

Being the same property conveyed to Brenda Jones, unmarried, by Warranty Deed from Andrew H. Johnson and wife, Carol J. Johnson, recorded November 9, 2005 in Instrument No. 20051109-0135758, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 102, Register's Office for Davidson County, Tennessee.
- Driveway Easement set out in Deed in Book 9048, Page 305, Register's Office for Davidson County, Tennessee.
- Subject to 2020 County taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2002 Herman Street, Nashville, Tennessee 37208**.

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 30th DAY OF JUNE, 2020.

Brenda Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA JONES, 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 30th of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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