WARRANTY DEED

Karen Johnson Davidson County
Batch# 435583 DEEDWARR
07/10/2020 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $928.70
20200710-0075735

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$251,000.00~~.

Affiant

Subscribed and sworn to before me, this the ~~8th~~ 6th day of June, 2020.

Notary Public

My commission expires: 11/16/22

(AFFIX SEAL)

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tyler Caples	NEW	Map 095-14-0 Parcel 058.00
2124 Jade Drive	OWNER	
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brent A. Monesmith, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Caples, 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 Lot No. 53 on the Plan of Elm Hill Acres, Section No. 1, of record in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Brent A. Monesmith and wife, Amanda R. Monesmith by Deed dated June 15, 2001 from John Palmer and wife, Carol Palmer of record in Instrument No. 20010627-0068120, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Brent A. Monesmith by Quitclaim Deed dated April 4, 2006 from Brent A. Monesmith and wife, Amanda R. Monesmith of record in Instrument No. 20060407-0040604, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of Divorce, dated July 18, 2006 of record in Docket No. 05-4168, Eighth Circuit Court for Davidson County, Tennessee at Nashville.

The property conveyed herein is not the place of residence of the Grantor's spouse.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2331, Page 67, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4311, Page 293, Register's Office for Davidson County, Tennessee. 3) Restrictive Covenants contained in instrument of record in Book 2442, Page 464, Register's Office for Davidson County, Tennessee. Note: Said restrictions are not applicable to portions thereof that have already expired. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **2124 Jade Drive, Nashville, TN 37210**

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 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/our hand(s) this 5 day of **June, 2020.**

Brent A. Monesmith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brent A. Monesmith,** the within named seller, 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 Nashville, Tennessee, this 5 day of **June, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022