WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-SB-RR-20-2625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(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)
Richard Andrew Jones and Alley Jones	**New Owner**	
(NAME)	(NAME)	**149-04-0-205.00**
2625 Mesa Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **BRIAN M. DANAHER AND CARRIE A. DANAHER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD ANDREW JONES AND ALLEY JONES, A MARRIED COUPLE,** 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. 339 on the Plan of Section IX, Edge-O-Lake Estates of record in Plat Book 3700, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Carrie A. Danaher joins in the conveyance of this instrument to convey any marital interest she has in subject property.

Being the same property conveyed to Brian M. Danaher, married by Warranty deed from Ted H. Sullivan and wife, Jill F. Sullivan of record in Instrument No. 20160923-0100400 Register's Office for Davidson County, Tennessee, dated September 21, 2016 and recorded on September 23, 2016.

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 3700, Page 131, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4145, Page 195, 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: **2625 Mesa Drive, Nashville, Tennessee 37217**.

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.

Karen Johnson Davidson County
Batch# 438252 **DEEDWARR**
07/15/2020 12:07:10 PM 2 pgs
Fees: $13.00 Taxes: $1,069.30
20200715-0077476

Witness my/our hand(s) this the 13th DAY OF JULY, 2020.

Brian M. Danaher by John Gleaves, Attorney-In-Fact

Carrie A. Danaher by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRIAN M. DANAHER AND CARRIE A. DANAHER, and who acknowledged he/she/they executed the same as the free act and deed of the said BRIAN M. DANAHER AND CARRIE A. DANAHER.

Witness my hand and official seal, this the 13th of July, 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