Karen Johnson Davidson County
Batch# 449234 DEEDWARR
08/04/2020 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,965.81
20200804-0085755

Property Addresses:
3758 Amy Lynn Drive
Nashville, TN 37209

New Property Owner:
Davidson County Land Co., LLC
1765 Spring Valley Road
Tuscumbia, AL 35674

Map & Parcel Number(s):

068 00 0 101.00

Mail tax bills to:
Davidson County Land Co., LLC
1765 Spring Valley Road
Tuscumbia, AL 35674

This instrument prepared without request of opinion of title by:
Cole Loney & Cox, PLLC
1705 Ashley Circle
Bowling Green, KY 42104
(270) 282-4976

By: Joseph Ryan Loney, Attorney

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $531,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30 day of July, 2020.

Notary Public
My Commission Expires: _____

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 30th day of July, 2020, by and between **Jesse Jepson and Connie C. Jepson**, husband and wife, party of the first part (Grantor), and, **Davidson County Land Co., LLC**, a Tennessee limited liability company, party of the second part (Grantee),

WITNESSETH: That for and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged by Old Republic Title, as Trustee for the Grantor under that Section 1031 Exchange Trust and Escrow Agreement dated July 30, 2020, 2020, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee and being **Lot No. 1 on the Plat of the Subdivision of the Hailey's Harbor Property**, as shown by map of record in Instrument No. 20120309-0020757 in the Register's Office for Davidson County, Tennessee, which is incorporated herein by reference for a more complete property description.

Source of Title: Being the same property conveyed to Jesse Jepson and Connie C. Jepson, tenants in common, by Warranty Deed from Hailey's Harbor, Inc., a Tennessee corporation, dated March 29, 2012 in Instrument No. 20120402-0027859 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

2020 Davidson County real estate taxes, which the party of the second part hereby assumes and agrees to pay; and

Matters appearing on the plat recorded in Instrument No. 20120309-0020757 in the Register's Office for Davidson County, Tennessee, including and limited to the 50' private railroad spur easement.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jesse Jepson

Connie C. Jepson

****

STATE OF Kentucky)
)SS
COUNTY OF Warren)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jesse Jepson and Connie C. Jepson, husband and wife, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 7th day of July, 2020.

Joseph Ryan Loney
Notary Public & Online Notary Public
Kentucky, State at Large
Notary ID 592958
My Commission Expires 01-23-2022

Notary Public
My Commission expires: 1/23/2022

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(FOR RECORDING DATA ONLY)

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

nission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY