WARRANTY DEED

Karen Johnson Davidson County
Batch# 453837 DEEDWARR
08/10/2020 02:17:06 PM 2 pgs
Fees: $13.00 Taxes: $3,474.30

20200810-0088878

R-VRES-20-0251

Margaret R. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $930,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(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)
Jessica L. Davis	**Nations Lending Corporation #32416**	
(NAME)	(NAME)	**129-02-0-050.00**
251 Vaughns Gap Road	**4 Summit Park Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Independence, OH 44131**	
(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, **DAVID W. ADAMS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA L. DAVIS, A SINGLE WOMAN,** 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. 4 on the Plan of West Meade Farms, Inc, Section IV of record in Plat Book 1835, Page 94, 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 Jerome Moe, an unmarried man by Warranty deed from Robert D. Marciani and Hendra Marciani, husband and wife of record in Instrument No. 20181226-0125280 Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on December 26, 2018.

Being the same property conveyed to David W. Adams by Warranty Deed from Jerome Moe, an unmarried man of record in Instrument No. 20200708 0074066, Register's Office for Davidson County, Tennessee dated July 2, 2020, and recorded on July 8, 2020.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 1835, Page 94, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3944, Page 809, 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: **251 Vaughns Gap Road, Nashville, Tennessee 37205**.

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 lawfu ly 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 4th DAY OF AUGUST, 2020.

David W. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID W. ADAMS, 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 4th of August, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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