Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-20-4001

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200700327

Karen Johnson Davidson County
Batch# 462930 DEEDWARR
08/24/2020 03:13:06 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20200824-0095688

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day of August, 2020.

Notary Public

MY COMMISSION EXPIRES:

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin A. Mendez and Margaret J. McAlexander 4001 Burrus St. Nashville, TN 37216	NEW OWNER	061-11-0-054.00

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

Russell N. Johnston, a single man

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

Kevin A. Mendez and Margaret J. McAlexander

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 Tract Number 1 on a survey of the Northerly parts of Lots Numbers 18, 19, and 20 on the Map of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Hal R. Swann, Jr. Surveyor, dated January 31, 1959, as follows:

Beginning at a point in the Westerly margin of Burrus Avenue (Woodfin Street) 150 feet Northerly from the margin of Maplewood Boulevard; thence Westerly 200.0 feet to an iron pin; thence Northerly 55.0 feel to the common corner of Tracts Number 1 and 2; thence Easterly with the line between Tracts 1 and 2, 200.0 feet to a point in the Westerly margin of Burrus Avenue (Woodfin Street); thence Southerly with the margin of said Avenue, 52.0 feet to an iron pin, the point of beginning.

BEING the same property conveyed to Russell N. Johnston, a single man, by Warranty Deed from Miguel A. Robes and wife, Elsa Robles, dated 5/21/2014 and recorded 5/23/2014 in Instrument No. 20140523-0044696, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **4001 Burrus St., Nashville, TN 37216**
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, their heirs and assigns forever, and we do covenant with 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 our hands this 19th day of August, 2020.

Russell N. Johnston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell N. Johnston the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 2020.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022