WARRANTY DEED

Karen Johnson Davidson County
Batch# 475250 DEEDWARR
09/14/2020 01:17:01 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200914-0104612

JM-SB-SR-20-74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21 (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)
Leanne C. Gossels	**CapStar Bank**	
(NAME)	(NAME)	
74 Jonell Dr	**2002 Richard Jones Road, Suite A300**	**119-02-0-202.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Nashville, TN 37215**	
(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, **LEVI SELF, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEANNE C. GOSSELS, UNMARRIED 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. 150 on the Plan of Sterling Heights, Section Five of record in Plat Book 1835, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 150 fronts 60 feet on the northerly side of Jonell Drive and runs back between lines 247.3 feet on the easterly line and 266.5 feel on the westerly line, to a dead line in the rear, which s a broken line, on which it measures 140 feet.

Being the same property conveyed to Levi Self, an unmarried man by Warranty deed from Pamela B. Simmons. married of record in Instrument No. 20151120-0117997 Register's Office for Davidson County, Tennessee, dated November 17, 2015 and recorded on November 20, 2015. (Value of consideration shown in aforementioned deed $258,000.00.) Being also known as 74 Jonell Dr Nashville, Tennessee 37210.

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 1835, Page 37, 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: **74 Jonell Dr, Nashville, Tennessee 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 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.

Witness my/our hand(s) this the 11th DAY OF SEPTEMBER, 2020.

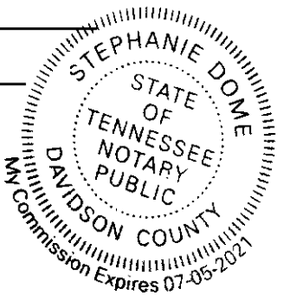
Levi Self by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 LEVI SELF, and who acknowledged he/she/they executed the same as the free act and deed of the said LEVI SELF.

Witness my hand and official seal, this the 11th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212