Karen Johnson Davidson County
Batch# 484773 DEEDWARR
09/28/2020 03:06:29 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20200928-0111544

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$520,000.00**.

Brian Mitchell
Affiant

Subscribed and sworn to before me, this the 25th day of September, 2020.

Dawn Martin
Notary Public

My commission expires: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Drew D. Doran	new owner	**Map 082-13-0 Parcel 031-00**
911 Phillips Street		
Nashville, TN 37208		

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

Amanda Kristin Johnson and James M. Hill, wife and husband

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

Drew D. Doran, an unmarried man

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:

Being part of Lot No. 183 on the Map of McNairy Mansion Home Tract, shown on the Fly Leaf of Book 9, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 183 fronts 25 feet on the southerly side of Phillips, formerly Haslam Street and runs back between parallel lines, along the westerly margin of an alley 129 feet to an alley in the rear.

Being the same property conveyed to Amanda Kristin Johnson, unmarried, as to an undivided 50% interest and James M. Hill, unmarried, as to an undivided 50% interest, as joint tenants with the right of survivorship, by Warranty Deed dated January 31, 2013 from Mark Driver, married, of record in Instrument No. 20130205-0011958, Register's Office for Davidson County, Tennessee. Amanda Kristin Johnson and James M. Hill have since married.

This conveyance of the above described parcel of land is subject to the following: (1) All matters shown on the Fly Leaf, of record in Book 9, Register's Office for Davidson County, Tennessee. (2) Restrictive Covenants of the Phillips-Jackson Street Redevelopment District of record in Book 9183, page 130, Book 11625, Page 280, and Instrument No. 20020425-0051069, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_x___) Unimproved (____) property, known as **911 Phillips Street, Nashville, TN 37208**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-TAG-2091

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 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 my/our hand(s) this **25th** day of **September, 2020.**

Amanda Kristin Johnson

James M. Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Amanda Kristin Johnson and James M. Hill,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **September, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21