WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF September 2020.

Notary Public
COMMISSION EXPIRES: 5-02-2022

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 485856 DEEDWARR
09/29/2020 02:54:46 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20200929-0112270

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michele Baseheart	NEW OWNER	084-12-0-009
(NAME)	(NAME)	
3243 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brittany N. Jones and Clayton Jones, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSCONVEY UNTO **Audrey Michele Baseheart, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 5 on the Plan of Sunny Acres, Section I, as shown on the plat of the same of record in Plat Book 2663, Page 25, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being further described as follows:

Beginning on the westerly margin of McGavock Pike at the corner of Lot Nos. 5 and 6; thence with the westerly margin of said Pike southwardly 83.01 feet to a concrete monument at the beginning of a curve having a radius of 307.9 feet; thence around said curve and with the northwesterly margin of Lumar Lane southwestwardly 121.48 feet to the corner of Lot Nos. 4 and 5; thence with the line between said two lots, northwestwardly 291.4 feet; thence North 9 deg. 01 min. East 87.4 feet to the corner of Lot Nos. 5 and 6; thence with the line between said two lots, eastwardly 284.2 feet to the beginning.

Being the same property conveyed to Brittany N. Jones and Clayton Jones, wife and husband by Deed dated June 30, 2017 from James R. Doran, Jr. and Stephen L. Doran, co-executors of the estate of James R. Doran, and James R. Doran, Jr. and Stephen L. Doran, individually and as Co-Trustees of the Testamentary Trust created pursuant to the Last Will and Testament of James R. Doran, recorded July 5, 2017, in Instrument Number 201707050067419, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3243 McGavock Pike (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-RE-20-3163

File No.: 3105-20
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 25 day of September, 2020.

Brittany N. Jones

Clayton Jones

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Brittany N. Jones and Clayton Jones, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 25 day of September, 2020.

S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE