THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35749-09-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $760,000.00. Therese W. Jackson Affiant Subscribed and sworn to before me this 28th day of September, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael E. Lonsway 15 Thorndale Court Nashville, TN 37215	Send Tax Bills To: New owner	Tax Information: Map and Parcel No.: 131060F02500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Therese W. Jackson f/k/a Therese Wild Smylie and husband, Edwin C. Jackson, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Michael E. Lonsway, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 15 Thorndale Court, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 489584 DEEDWARR
10/05/2020 02:46:27 PM 4 pgs
Fees: $23.00 Taxes: $2,812.00



20201005-0115154

return to
RUDY TITLE AND ESCROW, LLC
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212
FILE REFERENCE: R KCR 20 15

IN WITNESS WHEREOF, Grantors have executed this instrument on the 28th day of September, 2020.

Therese W. Jackson

Therese W. Jackson

Edwin C. Jackson

Edwin C. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Therese W. Jackson and Edwin C. Jackson, 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, at office, this 28th day of September, 2020.

Notary Public

My Commission Expires: 3/6/24

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Burton Hills Village of Abbeywood, Tract 21, of record in Plat Book 6900, page 223, as amended in Book 7147, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Therese Wild Smylie, unmarried by deed dated December 16, 1996 from John C. McBride, III, married of record in Book 10295, page 684, Register's Office for Davidson County, Tennessee. By Deed dated February 2, 1999 of record in Book 11334, page 512, Register's Office for Davidson County, Tennessee, Therese Wild Smylie, unmarried conveyed a one-half (1/2) undivided interest to Edwin C. Jackson, unmarried as equal tenants in common without right of survivorship. The parties having since married and Therese Wild Smylie is now known as Therese W. Jackson.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6326, page 588, Register's Office for Davidson, County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 6326, page 588, Register's Office for Davidson, County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6691, page 593, Book 6778, pages 532 and 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, and Book 9882, page 733, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions for Burton Hills Village of Abbeywood of record in Book 7146, page 193, amended in Book 9790, page 987, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 223, amended in Book 7147, page 423, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250, Book 4298, page 491, and Book 7519, page 978, Register's Office for Davidson County, Tennessee.
8. Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee Agreement of record in Book 6470, page 383,

Book 6655, page 47, Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.

9. Assignment of Rights and Status of Developer of record in Book 8967, page 727, Register's Office for Davidson County, Tennessee.