(1)

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.<br>John F. DeJarnette III<br>Affiant<br>Subscribed and sworn to before me this 16th day of November, 2020.<br>Notary Public<br>My Commission Expires: |

**~~Record & Return To:~~**
**First Title & Escrow Co., Inc.**
**FTEC File No. 35830-09-2020**

Karen Johnson Davidson County
Batch# 524641 **DEEDWARR**
12/04/2020 10:19:03 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

TA
15

20201204-0141053

LC
16

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2021

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Latham Allen, Latesha Allen<br>7309 Middlebrook Circle<br>Nashville, TN 37221 | NEW OWNER | Map and Parcel No.:<br>126150B21800 |

**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, **John F. DeJarnette, III, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Latham Allen and Latesha Allen, husband and wife,** ("Grantee"), its 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 7309 Middlebrook Circle, Nashville, TN 37221

**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 Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its 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.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 16th day of November, 2020.

John F. DeJarnette, III

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John F. DeJarnette, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2020.

Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

# EXHIBIT "A"

Land in Davidson County, being Lot No. 113 on the Plan of Section Two, Lexington Point of record in Instrument No. 20010515-0049954, as corrected in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John F. DeJarnette, III, unmarried, by warranty deed from Charles E. Landsell and wife, Emily B. Lansdell, of record in Instrument No. 20080801-0079470, in the Register's Office of Davidson County, Tennessee, dated July 30, 2008 and recorded on August 1, 2008.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in 200001018-0103445, supplemented in Instrument No. 20010522-0052909, re-recorded in Instrument No. 20020214-0019754, Register's Office for Davidson County, Tennessee. , Register's Office for Davidson County, Tennessee.
3. All matters shown on the plat of Section Two, Lexington Point, as recorded in Instrument No. 20010515-0049954, as corrected in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee.
4. Easement for Power/Transmission Lines, recorded in Book 751, page 393, and Book 4230, page 987, Register's Office for Davidson County, Tennessee.
5. Easement for Public Utilities recorded in Book 7601, page 404, Register's Office for Davidson County, Tennessee.
6. Ingress/Egress Easement retained in prior deed recorded in Book 11669, page 837, Register's Office for Davidson County, Tennessee.
7. Easement for Telecommunications recorded in Instrument No. 20010329-0030190, Register's Office for Davidson County, Tennessee.
8. Easement for permanent drainage recorded in Instrument No. 20020729-0090373, Register's Office for Davidson County, Tennessee.