Karen Johnson Davidson County
Batch# 538713 DEEDWARRSP
12/21/2020 10:26:22 AM 2 pgs
Fees: $13.00 Taxes: $1,605.52

20201221-0150925

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,925.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicolas Andrew Babb and Shelby Lauren Babb 1656 Alayna Drive Nashville, TN 37221	Citizens Bank, N.A. 6100 Tower Circle Suite 600 *TNF100 Franklin, TN 37067	126-14-0A-112.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Jones Company of Tennessee, LLC, a Missouri limited liability company,**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nicolas Andrew Babb and Shelby Lauren Babb, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 112, on the Final Plat of Travis Trace Subdivision, Phase 4, as shown on plat of record in Instrument 20190710-0067020, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri limited liability company by Warranty Deed dated 02/16/2017, from Travis Property Developers, a Tennessee general partnership and Joseph L. Rodgers and Steven M. Adcock and John D. Valiquette, of record in Instrument 20170217-0016411, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1656 Alayna Drive, Nashville, TN 37221

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 18th day of December, 2020.

The Jones Company of Tennessee, LLC

BY: _____
Deborah P. Buford
Assistant Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Deborah P. Buford with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his or her oath acknowledged himself or herself to be the Assistant Vice President of The Jones Company of Tennessee, LLC , the within named bargainor, a limited liability company, and that he or she as such Assistant Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President.

Witness my hand and official seal, this the 18th of December, 2020.

_____
Notary Public
My Commission Expires: 3/7/2023

