WARRANTY DEED

Karen Johnson Davidson County
Batch# 549390 **DEEDWARR**
01/07/2021 11:28:02 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20210107-0003313

DM-DR-20-6410

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily Julianne James	**First Midwest Bank**	
(NAME)	(NAME)	
6410 Edsel Drive	**8207 Melrose Drive., Suite 166**	**090-12-0-003.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Lenexa, KS 66214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT T. JAMES, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY JULIANNE JAMES, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 258 on the Plan of Charlotte Park, Section IV of record in Plat Book 2663, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 258 fronts 75 feet on the Northeasterly side of Edsel Drive and extends back 142.7 feet on the Northwesterly line and 143 feet on the Southeasterly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to 2400Ventures, LLC., a Tennessee Limited Liability Company by Warranty deed from Rebecca L. Coleman, widowed of record in Instrument No. 20160621-0063281 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 21, 2016.

Being the same property conveyed to Sherry S. Duetschmann, married by Quitclaim deed from 2400Ventures LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180912-0090467 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 12, 2018.

Being the same property conveyed to Robert T. James Jr., married by Warranty deed from Sherry S. Deutschmann, married of record in Instrument No. 20201015-0120201 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 15, 2020.

Being also known as 6410 Edsel Drive Nashville, Tennessee 37209.

The above referenced property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 71, Register's Office for Davidson County, Tennessee.
- Taxes for 2021 and subsequent years, a lien not yet due and payable.
- Restrictions of record in Book 2803, Page 210, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6410 Edsel Drive, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF DECEMBER, 2020.

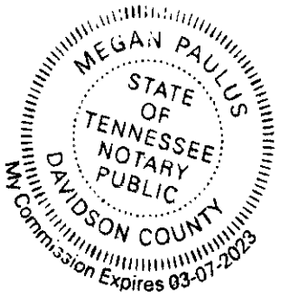
Robert T. James, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT T. JAMES, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212