Karen Johnson Davidson County
Batch# 612146 DEEDWARR
04/12/2021 09:41:07 AM 2 pgs
Fees: $13.00 Taxes: $8,880.00
20210412-0047954

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
L. Gregory Jones and
Susan P. Jones
1138 Tyne Blvd.
Nashville, TN 37220

SEND TAX BILLS TO

MAP/PARCEL
14503001000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($l0.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RANDALL C. CHASE AND WIFE, ELIZABETH R. CHASE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **L. GREGORY JONES AND SUSAN P. JONES, HUSBAND AND WIFE** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 Block "A", as shown on the map entitled Lealand Manor, of record in Plat Book 974, Page 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RANDALL C. CHASE AND WIFE, ELIZABETH R. CHASE, by deed from BEVERLY WALLACE AND HUSBAND, JOSEPH A. WALLACE, of record in Instrument No. 20021126-0146617, dated November 21, 2002, said Register's Office.

This is improved property known as: 1138 Tyne Blvd., Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 9th day of April, 2021.

RANDALL C. CHASE

ELIZABETH R. CHASE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared RANDALL C. CHASE AND ELIZABETH R. CHASE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 9th day of April, 2021.

Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/7/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$2,400,000.00.**

Affiant

Sworn to and subscribed before me this 9th day of April, 2021.

Notary Public

My Commission Expires: May 9 2023

JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023