(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $847,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-SB-VRES-21-06821

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 635048 **DEEDWARR**
05/13/2021 09:14:18 AM 2 pgs
Fees: $13.00 Taxes: $3,133.90

20210513-0064527

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Charles Raymond and Sandy Raymond	**Charles and Sandy Raymond**	
(NAME)	(NAME)	**102-11-0-014.00**
6821 Old Charlotte Pike	**2136 Meridian Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Richardson, TX 75080**	
(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, **JONATHAN ERIC PATRICK, UNMARRIED AND AUDREY LYNN TAYLOR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES RAYMOND AND SANDY RAYMOND, HUSBAND AND WIFE,** 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, as follows: Being Lot No. 376 on the Preliminary Plan of Brook Meade, prepared by W.W. Turner, Co., Engineers, dated November 4, 1953, and described as follows: Beginning at an iron pin in the Southerly margin of Old Charlotte Pike, 47.8 feet South of the centerline of New Charlotte Pike in the West line of M. F. Lowrey's property shown on the survey; thence along Lowrey's line, South 26 degrees 30' East, and along a fence 360 feet to an iron pin; thence South 35 degrees 12' West, 120.00 feet to an iron pin; thence North 42 degrees 15' West, 370.00 feet to an iron pin in a fence line in the Southerly margin of 42 degrees 15' West, 370.00 feet to an iron pin in a fence line in the Southerly margin of Old Charlotte Pike; thence along the fence row with the margin of said Pike, North 47 degrees 01' East, 215.00 feet to the beginning.

Being the same property conveyed to Jonathan Eric Patrick and Audrey Lynn Taylor, husband and wife by Warranty Deed from Jeffery John Franks, an unmarried man of record in Instrument No. 20170801-0077888 Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded on August 01, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Restrictions of record in Book 2243, Page 338, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 5086, Page 102 and Book 5091, Page 226, 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: **6821 Old Charlotte Pike, 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 12th DAY OF MAY, 2021.

Jonathan Eric Patrick

Audrey Lynn Taylor by Kaz Arbogast as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN ERIC PATRICK, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of May, 2021.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AUDREY LYNN TAYLOR, and who acknowledged he/she/they executed the same as the free act and deed of the said AUDREY LYNN TAYLOR.

Witness my hand and official seal, this the 12th of May, 2021.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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