WARRANTY DEED

Karen Johnson Davidson County
Batch# 725409 **DEEDWARR**
09/28/2021 03:01:32 PM 2 pgs
Fees: $13.00 Taxes: $2,849.00

20210928-0130368

File No. EY-21-1304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of September, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Carr Wonsetler & Matthew Jones	Renasant Bank	
(NAME)	(NAME)	
402 Hart Avenue	2001 Park Place N., Suite 450	082-12-0-164.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jonathan Clay Looney and Krista Gaetano Looney, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Carr Wonsetler and Matthew Jones, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 2 on the plan of Leek Subdivision of the Arthur Tract, as shown by plat of record in Plat Book 547, Page 54, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 2 fronts 50 feet on the Westerly side of Hart Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jonathan C. Looney and Krista Gaetano, husband and wife by Warranty deed from Third Coast Properties, LLC of record in Instrument No. 20170131-0010023 Register's Office for Davidson County, Tennessee, dated January 30, 2017 and recorded on January 31, 2017.

Krista Gaetano and Krista Looney are one in the same person.

This is property more commonly known as 402 Hart Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 27th day of September, 2021.

Jonathan Clay Looney by Ryan Lux, attorney in fact
Jonathan Clay Looney by Ryan Lux,
his Attorney-In-Fact

Krista Gaetano Looney by Ryan Lux, attorney in fact
Krista Gaetano Looney by Ryan Lux,
her 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, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Jonathan Clay Looney and Krista Gaetano Looney, and that this instrument was executed on behalf of the said Jonathan Clay Looney and Krista Gaetano Looney for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument/ Book & Page No. 20210928-0130367, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 27th day of September, 2021.

Notary Public Tiffany Whittle

My Commission Expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY