THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5405-WE

Karen Johnson Davidson County
Batch# 949226 **DEEDWARR**
12/08/2022 09:38:14 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20221208-0127857

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Dec, 2022.

Notary Public

MY COMMISSION EXPIRES: Jan 8 2024

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Tosh	New Owner	
7431 Lakeview Drive		088-00-0-035-00
Nashville, TN 37209-5701		
(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, WE, **Jonathan Wesley Finch and Heather Lynn Finch, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald Tosh, a married man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 28, 1961, as follows:

Beginning at a point in the southeasterly margin of Lakeview Drive at the northwest corner of the property conveyed to William M. Judd and wife, by deed from Fred Webb Jackson and wife, of record in Book 3251, page 316, said Register's Office; thence with said Judd's southwesterly line South 39 deg. 30 east 559 feet to the northwesterly line of the property conveyed to Joe Marshall Spann and wife, by deed from Fred Webb Jackson and wife, of record in Book 2537, page 117, said Register's Office; thence with said Spann's northwesterly line as follows: South 49 deg. 30' West 108 feet to a 6 inch ironwood; South 53 deg. 45' west 124 feet to a 15 inch maple and South 46 deg. west 49 feet to the southeast corner of a 4.09 acre tract; thence with the northeasterly line of said 4.09 acre tract North 38 deg. west 574 feet to the southeasterly margin of Lakeview Drive; thence with the southeasterly margin of Lakeview Drive, North 51 deg. 30' east 260 feet to the beginning, containing 3.51 acres.

Being the same property conveyed to Jonathan Wesley Finch and wife, Heather Lynn Finch by Warranty deed from H. C. Duke, unmarried of record in Instrument No. 20021226-0158524 Register's Office for Davidson County, Tennessee, dated December 23, 2002 and recorded on December 26, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **7431 Lakeview Drive, Nashville, TN 37209-5701**
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 our hands this the 6 day of December, 2022

Jonathan Wesley Finch

Heather Lynn Finch

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 **Jonathan Wesley Finch and Heather Lynn Finch, husband and wife,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6 day of December 2022.

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public