39-B

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160052182 DEEDWARR
Recvd: 06/20/16 12:32 2 pgs
Fees: 13.00 Taxes: 2034.63
20160620-0062462

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY**
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| David Lane | Owner | Map 91-16 |
| (NAME) | (NAME) | |
| 4609 Elkins Ave | | Parcel 84.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **J. Stephen Quinn and Sara Anne Quinn, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Lane, unmarried and Frances Keefer, unmarried, as Joint Tenants with Right of Survivorship,** 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 Davidson County, Tennessee, being Lot No. 2 on the Plan of Vogt Subdivision, of record in Plat Book 6200, page 188, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sara Ann Thomas and J. Stephen Quinn both unmarried, as tenants in common with right of survivorship. by Warranty Deed, Barrett B. Sutton Jr., married, filed for record on February 3, 2012 in Instrument No. 20120203-0010089, Register's Office for Davidson County, Tennessee. Sara Ann Thomas has since married and now goes by the name of Sara Anne Quinn.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4609 Elkins Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 17th day of June, 2016.

J. Stephen Quinn

Sara Anne Quinn

State of Tennessee
County of Davidson

Personally appeared before me J. Stephen Quinn and Sara Anne Quinn, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2016.

Notary Public

My Commission Expires: _____

File No.: 36792

