BILL GARRETT, Davidson County
Trans:T20160070182 DEEDWARR
Recvd: 08/12/16 13:51 2 pgs
Fees:13.00 Taxes:518.00
20160812-0084298

(1)

WARRANTY DEED

File #2016-277

WILL KERBY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 30, 2019
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $140,000.00.

Elizabeth Mae Lee Sauer
Affiant

Subscribed and sworn to before me on August 10, 2016.

NOTARY PUBLIC
My Commission Expires: 6-30-19

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
William B. Kerby, III, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Elizabeth Mae Lee Sauer 1896 Apache Way Clarksville, TN 37042	New Owner	071-12-0-011.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SLOAN CURTIS ASHWORTH A/K/A SLOAN MARIE ASHWORTH**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ELIZABETH MAE LEE SAUER, A MARRIED WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled the Map of S.A. Buchanan Re-Subdivision of certain lots in Trinity Heights Addition, of record in Book 547, page 166, 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 ROBERT ASHWORTH, by deed from JP MORGAN CHASE BANK, of record in Instrument No. 20090908-0084149, dated August 25, 2009, said Register's Office. Being further conveyed to SLOAN CURTIS ASHWORTH, by Quitclaim Deed from ROBERT ASHWORTH, of record in Instrument No. 20140813-0072952, dated August 12, 2014, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of

record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1600 Lischey Avenue, Nashville, TN 37207.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand on August 8th, 2016.

Grantor:

Sloan Curtis Ashworth a/k/a
Sloan Marie Ashworth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **SLOAN CURTIS ASHWORTH A/K/A SLOAN MARIE ASHWORTH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of August, 2016.

Notary Public

My commission expires: 6-30-19

WILL KERBY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 30, 2019
COUNTY OF WILLIAMSON