BILL GARRETT, Davidson County
Trans:T20170039825 DEEDWARR
Recvd: 05/10/17 10:49 2 pgs
Fees:13.00 Taxes:451.85
20170510-0046343

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:

AVA C. MIRE
1805 ROSEBANK AVE
NASHVILLE, TN 37216

SEND TAX BILL TO:

AVA C. MIRE
1805 ROSEBANK AVE
NASHVILLE, TN 37216

MAP/PARCEL 052-05-0A-231.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Karen L. Crain, an unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Ava C. Mire, married, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Revised Idlewild Court of record in Plat Book 6250, Page 371, as revised in Plat Book 6250, Page 563, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Karen L. Crain by Warranty deed from Linder Construction Company, Inc. of record in Book 6977, page 692, Register's Office for Davidson County, Tennessee, dated September 10, 1986 and recorded on September 12, 1986.

This is improved property known as: **1220 Idlewild Place, Madison, Tennessee 37115**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 28th day of April, 2017.

WITNESS MY HAND on this the 28th day of April, 2017

Karen L. Crain

Karen L. Crain

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Karen L. Crain** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of April, 2017.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $122,122.00.

Jodie Pedley

AFFIANT

Subscribed and sworn to before me this the 28th day of April, 2017.

Jeri Shoulders

NOTARY PUBLIC

My Commission Expires: 9/7/20

JERI SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2020

File No: 170172