Bill Garrett Davidson County
Batch# 42951 DEEDWARR
12/29/2017 02:19:14 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20171229-0132444

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$520,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2017.

Notary Public

My commission expires: 5/6/2019
(AFFIX SEAL)

KATHLEEN TAYLOR KEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 6, 2019

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NANCY DAVIS AND CHESLEY ERWIN, JR.	**NEW OWNER**	**132 09 0 086.00**
920 Cadillac Ave		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DAN DALEY**, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Nancy Davis and Chesley Erwin, Jr., wife and husband
HEREINAFTER CALLED THE GRANTEES, THEIR 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 the westerly 82 1/2 feet of Lot No. 39 on the map showing re-subdivision of certain lots in Oak Hill Subdivision, No. 1, as of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee

Said part of Lot No. 39 fronts 82 1/2 feet on the northerly side of Cadillac Avenue and runs back between parallel lines with the easterly margin of Soper Avenue 313 1/2 feet to a dead line.

Being the same property conveyed to DAN DALEY, by deed from KAREN L. CHARLTON, UNMARRIED, of record in Instrument No. 20090918-0087487, dated September 15, 2009, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 920 Cadillac Avenue, Nashville, TN 37204.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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(s) this 29th day of December, 2017.

DAN DALEY

State of Tennessee)
County of Davidson)

On this 29th day of December, 2017, before me personally appeared, DAN DALEY to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY