Bill Garrett Davidson County
Batch# 68058 DEEDWARR
03/13/2018 09:50:09 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180313-0023476

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 12TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lamont Jordan, married	Lamont Jordan (NAME)	
614 N 2nd St. (ADDRESS)	4027 Whites Creek Pike (ADDRESS)	082-07-0-215.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kenneth D. Davis, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lamont Jordan, married, hereinafter called the Grantees, their heirs and assigns, that 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. 79 ON THE MAP OF HARRIS ADDITION TO EDGEFIELD OF RECORD IN PLAT BOOK 21, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES F. SHELTON, JR. AND WIFE, CALLIE LOU SHELTON BY WARRANTY DEED FROM TENNIE G. HARRINGTON, (DIVORCED) OF RECORD IN BOOK 4348, PAGE 298, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 07, 1969 AND RECORDED ON JULY 09, 1969. JAMES F. SHELTON, JR. HAVING SINCE DIED 06/18/85, LEAVING PROPERTY VESTED TO CALLIE LOU SHELTON, AS SURVIVING TENANT BY THE ENTIRETY; THE SAID CALLIE LOU SHELTON HAVING SINCE DIED 01/24/14. AND FURTHER CONVEYED TO KENNETH D. DAVIS BY QUITCLAIM DEED FROM CALLIE L. SHELTON, OF RECORD IN INSTRUMENT NO. 20171011-0104288, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 06, 2012 AND RECORDED ON OCTOBER 11, 2017.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 614 N 2nd Street, Nashville, TN 37207
(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 hand(s) this 12th day of March, 2018.

WARRANTY DEED
(Continued)

Kenneth D. Davis

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth D. Davis, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of March, 2018.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072