Bill Garrett Davidson County
Batch# 77653 DEEDWARR
04/10/2018 09:52:32 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180410-0033599

File No. RW0003956

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Riley	New Owner	090-16-0-077.00
(NAME)	(NAME)	
6227 Henry Ford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Stephen David Caron and wife, Shannon Lane Stout,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Riley,** unmarried, HEREINAFTER CALLED THE GRANTEE, 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. 194 on the Plan of Charlotte Park, Section III of record in Book 2663, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 194 fronts 66.0 feet on the westerly margin of Henry Ford Drive and extends back 170.1 feet on the southerly line and 168.2 feet on the northerly line to a broken line in the rear, measuring 89.5 feet thereon.

Being the same property conveyed to Stephen David Caron, an unmarried man, by Warranty Deed from Cheri Marshall, unmarried, dated March 19, 2010, recorded March 22, 2010 in Instrument No. 20100322-0021136.

Stephen David Caron is now married to Shannon Lane Stout. Shannon Lane Stout joins herein to convey any and all rights, title and/or interest she may have in said property by virtue of her marriage to Stephen David Caron.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6227 Henry Ford Drive, 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 hand this 6th day of April, 2018.

Stephen David Caron

Shannon Lane Stout

STATE OF MAINE
COUNTY OF Androscoggin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen David Caron and Shannon Lane Stout, the bargainor(s), with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 6th day of April, 2018.

Notary Public

My commission expires: 1/30/20

KATRINA CHIASSON
NOTARY PUBLIC
State of Maine
My Commission Expires
January 30, 2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206