Bill Garrett Davidson County
Batch# 79437 DEEDWARR
04/10/2018 03:45:35 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20180410-0033864

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.3.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stuart Naylor and Caroline Naylor	Stuart Naylor and Caroline Naylor	09015005200
(NAME)	(NAME)	
4315 Dale Avenue	4315 Dale Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gail Vaughn Ashworth and husband, Douglas R. Ashworth Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stuart Naylor and Caroline Naylor, husband and wife,** hereinafter called the GRANTEES, 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. 293, on the Plan of Charlotte Park, Section Ten, of record in Book 2900, Page 78, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gail Vaughn Ashworth and husband, Douglas R. Ashworth Jr. by deed dated February 28, 1998 from William A. Trotter and wife, Celia A. Trotter of record in Book 10822, Page 327, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 604 River Rouge 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/our hands this 6th day of April, 2018.

Gail Vaughn Ashworth

Douglas R. Ashworth Jr.

State of Tennessee
County of Davidson

On this 6th day of April, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Gail Vaughn Ashworth and Douglas R. Ashworth Jr., the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

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

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Naylor

