Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0600

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ~~E-EXP-18-1912H~~

Bill Garrett Davidson County
Batch# 83118 **DEEDWARR**
04/20/2018 11:26:39 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20180420-0037414

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

DANA DELWORTH NOTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of April, 2018

Notary Public
Commission Expires: 7/6/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chance Formby 1512 Dallas Ave. Nashville, TN 37212	new owners 930A Kirkwood Ave Nashville, TN 37204	117-04-0-123.00

WARRANTY DEED

FOR AND IN 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/WE,

Scott Jason McIntosh, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chance Formby and Rhonda M. Formby, 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 Easterly part of Lot No. 8 on the Plan of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot 8 fronts 50 feet on the North side of Dallas Avenue and extends back Northwardly between parallel lines, 115.2 feet on the Westerly Line and 119.2 feet on the East Line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Scott McIntosh by Warranty Deed from Denise L. Dunlap Billings, married of record in Instrument No. 20050527-0060119 Register's Office for Davidson County, Tennessee, dated May 17, 2005 and recorded on May 27, 2005. Subject property being an investment property and not being the primary residence of herein grantor or spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1512 Dallas Ave., Nashville, TN 37212.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of April, 2018.

Scott Jason McIntosh

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Scott Jason McIntosh

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 2018.

Notary Public

My Commission Expires: _____

(Notary Seal)

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON