Bill Garrett Davidson County
Batch# 86294 DEEDWARR
04/30/2018 01:42:28 PM 2 pgs
Fees: $13.00 Taxes: $2,434.60
20180430-0040472

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $658,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of April, 2018.

Notary Public
My Commission Expires: 8-10-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan M. Finkel and Michelle L. Griffith 3707 Westbrook Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104-05-0-229.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melody McNair Wilson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan M. Finkel and Michelle L. Griffith, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 50 feet front 60 feet rear of Lot No. 479 on the Plan of Richland Realty Company's Division C of record in Plat Book 421, Page 31, 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 479 fronts 50 feet on the Southerly side of Westbrook Avenue and extends back 102 feet, more or less, on the Easterly line and 90 feet on the Westerly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to Melody McNair Wilson, unmarried by Warranty Deed from Juan Lora, unmarried and Lauren E. Cadd, unmarried, recorded on the 14th day of November, 2014 in Instrument No. 20141114-0105150, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY COMPANY'S DIVISION C, as recorded in Plat Book 421, Page(s) 31.

Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20030206-0016555.

This is improved property located at 3707 Westbrook Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of April, 2018.

Melody McNair Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melody McNair Wilson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2018.

Notary Public

My Commission Expires: _____

