Bill Garrett Davidson County
Batch# 90189 DEEDWARR
05/08/2018 02:22:30 PM 2 pgs
Fees: $13.00 Taxes: $452.51

20180508-0044120

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
~~5200 Maryland Way~~ 522 B Brandies Cr
Suite ~~202~~ 1
~~Brentwood, Tennessee 37027~~ Murfreesboro TN 37128
File No.: TN1810309

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,300.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2018.

NOTARY PUBLIC

My commission expires: 5/15/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nacona Lynn Person 4241 Valley Grove Dr Nashville, TN 37076	Same address as new owner	086-16-0-028.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Two Thousand Three Hundred and 00/100 Dollars ($122,300.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JERRY D. DAVIS AND WIFE, SHERRY H. DAVIS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **NACONA LYNN PERSON, MARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 65 on the Plan of Valley Grove Subdivision of record in Plat Book 5200, page 346, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry D. Davis and wife, Sherry H. Davis, by Warranty Deed from Philip D. Johnson and wife, Arlene Renae Johnson, dated 12/15/1986, recorded 12/16/1986, of record in Book 7070, page 584, in the Register's Office for Davidson County, Tennessee. (NOTE: The actual consideration for this transfer was $67,751.13)

The address of the herein described property is believed to be 4241 Valley Grove Drive, Nashville, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of April, 2018.

JERRY D. DAVIS

SHERRY H. DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jerry D. Davis and wife, Sherry H. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of April, 2018.

Notary Public

David Webber
Printed Notary Name

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON