Bill Garrett Davidson County
Batch# 93493 DEEDWARR
05/17/2018 01:42:20 PM 2 pgs
Fees: $13.00 Taxes: $2,627.00
20180517-0047369

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$710,000.00**

Affiant

Subscribed and sworn to before me, this 15th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles Michels Lauren Michels 3612 Meadow Drive Nashville, TN 37215	NEW OWNER	117-01-0084.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marlene Mason Butler, Teresa Mason Maxwell and Melinda Mason Nowers, Heirs of the Estate of Oscar H. Mason**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Charles Michels and Lauren Michels, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No.'s 7A and 7B and the Easterly 15 feet of Lot 6B on the Plan of Meadowlawn, of record in Plat Book 974, Page 35 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Oscar H. Mason and wife, Dorothy Mason by Warranty deed from Rellie Sadler and wife, Mary Kimbrough Sadler, of record in Book 2673, page 231, Register's Office for Davidson County, Tennessee, dated December 24, 1963 and recorded on January 08, 1964. The said Dorothy Mason having since died 1/22/2016 vesting fee simple title unto the husband, Oscar H. Mason as surviving tenant by the entirety. The said Oscar H. Mason having since died 8/31/2016 and by his Last Will and Testament devised said property unto Marlene Mason Butler, Teresa Mason Maxwell and Melinda Mason Nowers, his Heirs.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3612 Meadow Drive, Nashville, Tennessee 37215

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 our hand this 15th day of May, 2018.

Marlene Mason Butler

Marlene Mason Butler

Teresa Mason Maxwell

Teresa Mason Maxwell

Melinda Mason Nowers

Melinda Mason Nowers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Marlene Mason Butler, Teresa Mason Maxwell and Melinda Mason Nowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of May, 2018.

Notary Public

My Commission Expires: 1/6/2020

