WARRANTY DEED

Bill Garrett Davidson County
Batch# 100975 DEEDWARR
06/06/2018 10:17:00 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20180606-0054183

ELIZABETH LEVSEN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 10-23-19

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 10/23/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Ann Ryan	SAME	172100b06100co
(NAME)	(NAME)	
208 White Ct.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Charles K. Lister and wife, and Elizabeth K. Lister,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Ann Ryan . an unmarried woman,** 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. 61 on the Plan of Christiansted Valley, Phase 2, Revision 1, of record in Instrument No. 20010209-0012854, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles K. Lister and wife, Elizabeth K. Lister from Pete W, Harris d/b/a Harris Homes by Warranty Deed of record in Instrument No. 20011018-0113865, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 208 White Ct., Nashville, TN 37211
(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 31st day of May, 2018.

Charles K. Lister

Elizabeth K. Lister

State of Tennessee
County of Williamson

Personally appeared before me Charles K. Lister and Elizabeth K. Lister, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2018.

Notary Public
My Commission Expires: _____

File No.: 13148

