

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2018.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
R. Doug Colton	**New Owner**	**118-03-0-037.00**
1108 Clifton Lane		Bill Garrett Davidson County Batch# 111021 **DEEDWARR** 06/29/2018 02:00:34 PM 2 pgs Fees: $13.00 Taxes: $1,202.50
Nashville, TN 37204		20180629-0063263

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,

Polly Ann Davenport, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

R. Doug Colton and Amy Colton, 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 Lot No. 6, as shown on the map entitled Plan of Melrose Heights Subdivision, of record in Plat Book 1835, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 6 fronts 65 feet along the northerly right of way of Rosedale Avenue and extends back northerly, between parallel lines, 155 feet, said lot being 65 feet on the rear line.

Being the same property conveyed to WILLIAM Y. DAVENPORT AND WIFE, POLLY ANN DAVENPORT, by deed from ARTHUR H. DAVIES AND KATHLEEN H. JONES, of record in Book 4106, page 656, dated February 28, 1967, said Register's Office. The said William Y. Davenport having since died on or about June 5, 2011, leaving Polly Ann Davenport the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **558 Rosedale Avenue, Nashville, TN 37211.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 27th day of June, 2018.

Polly Ann Davenport

Polly Ann Davenport

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Polly Ann Davenport**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **June, 2018.**

Notary Public

My Commission Expires: 10-3-2021

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY