Bill Garrett Davidson County
Batch# 112283 DEEDWARR
07/03/2018 11:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180703-0064403

WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2018-06-142

INSTRUMENT WAS PREPARED BY:
JESSICA BECERRRA, BC LAW
1181 CALIFORNIA AVE, STE 185
CORONA, CA 92881

Taxpayer Name & Address:
Robert W. Skelton Sr. & Ellen M. Johns
1608 Emerson Street
Nashville, TN 37216

New Owner Name & Address:
Robert W. Skelton, Sr. & Ellen M. Johns
1608 Emerson Street
Nashville, TN 37216

WARRANTY DEED

For good consideration, I (We) **ROBERT SKELTON, ALSO KNOWN AS ROBERT W. SKELTON, SR., UNMARRIED AND ELLEN M. JOHNS, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereby bargain, deed and convey to **ROBERT W. SKELTON, SR., UNMARRIED AND ELLEN M. JOHNS, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAN OF THE OLD CAHAL PROPERTY AS OF RECORD IN BOOK 57, PAGE 150, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE NORTHERLY PART OF LOT NO. 5 ON THE UNRECORDED PLAN OF GEORGE A. PICKUP'S SUBDIVISION OF SAID LOT NO. 1, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF EMERSON AVENUE AT A POINT 141 FEET EAST OF THE EASTERLY MARGIN OF NORTHVIEW AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF LOT NO. 1; THENCE WITH SAID AVENUE, EASTWARDLY 70 FEET TO THE CORNERS OF LOTS NOS, 5 AND 6; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 137.5 FEET TO A POINT 136 FEET NORTH OF THE NORTHERLY MARGIN OF CAHAL AVENUE, 70 FEET TO THE EASTERLY LINE OF LOTS NO. 3; THENCE WITH THE EASTERLY LINE OF LOTS NOS. 3 AND 2 AND 1, NORTHWARDLY 137.5 FEET, MORE OR LESS, TO THE BEGINNING.

Being the same property conveyed to ROBERT SKELTON, UNMARRIED AND ELLEN M. JIHNS, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by WARRANTY DEED dated 06/22/2007, and recorded on 06/29/2007, as Instrument No. 20070629-0078027, in the DAVIDSON County, Louisiana.
APN: 072 14 0 274.00
Property Address: 1608 EMERSON STREET, NASHVILLE, TN 37216

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 25th day of June 2018.

Robert Skelton A.K.A Robert W. Skelton Sr. — Ellen M. Johns

ROBERT SKELTON, A/K/A ROBERT W. SKELTON, SR.

ELLEN M. JOHNS

STATE OF TENNESEE)
) SS.
COUNTY OF Davidson)

On this 25th day of June, 2018, before me personally appeared **ROBERT SKELTON, A/K/A ROBERT W. SKELTON, SR., AND ELLEN M. JOHNS**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

JERICE M BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

J M Bryant
Notary Public

My Commission Expires: 05-02-2022

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Robert W Shelton SR
Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn before me this 25th day of June, 20 18.

(seal)

JERICE M BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

J M Bryant
Notary Public
My Commission Expires: 05-02-2022

True Copy Certification

I, Victoria Robinson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Victoria Robinson

Signature

State of Maryland
County of Montgomery

Personally appeared before me, Melinda Alban, a notary public for this county and state, Victoria Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melinda Alban

Notary Signature

My Commission Expires: 01/05/2020

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 1/5/2020