Bill Garrett Davidson County
Batch# 112703 DEEDWARR
07/05/2018 10:03:06 AM 2 pgs
Fees: $13.00 Taxes: $830.65
20180705-0065008

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810720

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2018.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brianna E. Golden 2757 Airwood Nashville, TN 37214	Same address as new owner	095 12 0 167.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Four Thousand Five Hundred and 00/100 Dollars ($224,500.00), 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, **ANTHONY E. MAY, a single person**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIANNA E. GOLDEN, a single 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:

Land in Davidson County, Tennessee, Being Lot No. 1, Lakeland, Section II, Phase I, as shown by plat of record in Book 6250, Page 983, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being that same property conveyed to Anthony E. May, a single person by Warranty Deed from Japeth A. Jones and wife, Amelia C. Jones, dated March 26, 2007 and recorded on March 28, 2007 in Instrument No. 20070328-0036916, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2757 Airwood Drive, Nashville, TN 37214, and is shown on all tax records as 2609 Hibbitts Road, Nashville, TN 37214, 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 he is lawfully seized and possessed of said real estate; that he 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 covenants and binds himself, his 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 28th day of June, 2018.

ANTHONY E. MAY

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~DAVIDSON~~ Kent

Personally appeared before me, a Notary Public, Anthony E. May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of June, 2018.

Notary Public

Beverly Sue Bond
Printed Notary Name

My commission expires: July 13, 2021

BEVERLY SUE BOND
Notary Public, State of Michigan
County of Kent
My Commission Expires July 13, 2021
Acting in the County of Kent