WARRANTY DEED

Bill Garrett Davidson County
Batch# 114452 **DEEDWARR**
07/10/2018 02:22:34 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20180710-0066602

File No.: AGL-18-1208

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021
(AFFIX SEAL)

JADEN SKYE SUTLIFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1208 PARIS PARTNERS, GP	NEW OWNER	118-01-069.00
(NAME)	(NAME)	
513 3rd AVE S		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **CAROLE S. TABOR**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **1208 PARIS PARTNERS, GP**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 42 on the Map of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carole S. Tabor, unmarried by Warranty Deed from Mary E. Sneed, unmarried, recorded on the 3rd day of March, 2016 in Instrument No. 20160303-0020756, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1208 PARIS AVENUE, NASHVILLE, TN 37212
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 6th day of July, 2018.

Carole S Tabor by Miranda W. Pontes, attorney in fact

CAROLE S. TABOR
BY: MIRANDA W. PONTES, AIF

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of July, 2018, before me personally appeared MIRANDA W. PONTES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CAROLE S. TABOR and who acknowledged he/she/they executed the same as the free act and deed of the said CAROLE S. TABOR.

Witness my hand and official seal, this the 6th day of July, 2018.

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171