398

WARRANTY DEED

Bill Garrett Davidson County
Batch# 121250 DEEDWARR
07/26/2018 03:09:00 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180726-0073139

M-VRES-18-01529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/6/21

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shelby Greco and Michael Oliveira	Legacy Home Loans LLC	
(NAME)	(NAME)	
1529 McGavock Pike	8119 Isabella Lane #105	**072-04-0-221.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACOB SCOTT FITZHUGH, AN UNMARRIED MAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SHELBY GRECO, A SINGLE WOMAN, AND MICHAEL OLIVEIRA, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs, successors 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. 36 of Block A on the Plan of Inglewood Golf Club Estates of record in Plat Book 843, Page 98, in the Register's Office for Davidson County, Tennessee, and part of Lot No. 23, Block A on the Plat of Inglewood Terrace, of record in 1130, Page 1, Register's Office said County, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36, and part of Lot No. 23 are described according to a survey made by Cantrell and Connell, Engineers, on April 3,1951, as follows:

Beginning in the center line of Williams Ferry Road (or McGavock Pike) at the Southwesterly corner of Lot No. 36; thence with the Westerly line of said Lot No. 36, and the extension thereof, 250 feet, more or less, to a point; thence North 57 degrees East 60 feet to a point; thence Southeasterly with the Easterly line of Lot No. 36 and the extension thereof, 253.5 feet, more or less to the center line of Williams Ferry Road; thence with the center line of said Road, Southwesterly 60 feet to the Point of Beginning.

Being the same property conveyed to Jacob Scott Fitzhugh by Warranty deed from Joseph Robertson of record in Instrument No. 20071211-0142974 Register's Office for Davidson County, Tennessee, dated December 06, 2007 and recorded on December 11, 2007.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 843, Page 98, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 1130, Page 1, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4040, Page 281, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1529 McGavock Pike, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 hand this the 24th DAY OF JULY, 2018.

Jacob Scott Fitzhugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB SCOTT FITZHUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212