NEW OWNER:

Julia Grace McQuade
PO Box 250
Upland, CA 91785

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0435

Tax Map and Parcel:
072-03-0-315.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 130952 **DEEDWARR**
08/20/2018 12:31:25 PM 3 pgs
Fees: $18.00 Taxes: $1,639.10

20180820-0082325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Forty-Three Thousand and 00/100 Dollars ($443,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JUSTIN LETT AND HEATHER C. LETT, HUSBAND AND WIFE** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JULIA GRACE MCQUADE, A SINGLE PERSON** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being the West one-half of Lot No. 70 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 70 fronts 50 feet on the Northerly side of Shelton Avenue and runs back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Justin Lett and Heather C. Lett, husband and wife by Warranty deed from John P. Long, Jr., and wife, Jennifer D. Long, by and through their lawful attorney-in-fact, Leslie Garside of record in Instrument No. 20140404-0028157 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 04, 2014.

Being also known as 1221 Shelton Avenue Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 14 day of **August, 2018.**

JUSTIN LETT

HEATHER C LETT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JUSTIN LETT AND HEATHER C LETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of **August, 2018.**

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **443,000.00** .

Julia Grace McQuade
AFFIANT

Sworn to and subscribed to before me this 14th day of **August, 2018.**

Evelyn E. Shelton
NOTARY PUBLIC

My commission expires: 3/31/2019



Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212