Bill Garrett Davidson County
Batch# 134129 DEEDWARR
08/28/2018 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20180828-0085173

#34429

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817432

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2018.

Notary Public
My Commission Expires: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jose Amden and Jessica Amden 2306 Sharondale Drive Nashville TN 37215	4419A Lone Oak Road Nashville, TN 37215	Tax Parcel ID No. 11702022900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Adin Lara and Robert Tate McDaniel, Jr., tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jose Amden and Jessica Amden, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2-A, ZONE LOT DIVISION OF LOTS 1 AND 2, RESUB. LOT #14, SHARONDALE, as shown on plat of record in Plat Book 6050, Page 238, amended in Plat Book 6900, Page 30, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

TOGETHER WITH Dedication of Joint Driveway as more fully described in in Book 6985, Page 875.

Being the same property conveyed to James Adin Lara and Robert Tate McDaniel, Jr., as Tenants in Common by Quitclaim Deed from KG Partners, recorded on the 9th day of May, 2014 in Instrument No. 20140509-0040014, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARONDALE, RESUB OF LOT 14, ZONE LOT DIVISION OF LOTS 1 AND 2, as recorded in Plat Book 6050, Page(s) 238 and Plat Book 6900, Page 30.

Covenants, Conditions and Restrictions as set forth in Joint Driveway Dedication recorded in Book 6985, Page 875.

Easement for Anchor, recorded in Book 5946, Page 921.

Easement recorded in Book 4743, Page 547.

Joint Driveway Dedication recorded in Book 6985, Page 875.

This is improved property located at 2306 Sharondale Drive Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2018.

James Adin Lara

Robert Tate McDaniel, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Adin Lara and Robert Tate McDaniel, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2018.

Notary Public

My Commission Expires:



True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

