WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 141987 **DEEDWARR**
09/17/2018 03:42:49 PM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20180917-0092202

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$545,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2018.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marion Patterson Warfield **Thomas Van Zandt**	new owners	**Map 130 02 0 Parcel 006.00**
107 Lafayette Court		
Nashville, TN 37205		

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, WE,

Wilburn Carson Tucker and wife, Margryt Frances Tucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marion Patterson Warfield, an unmarried woman, and Thomas Van Zandt, an unmarried man, as tenants in common with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 9 and 10 on the Plan of the Courts of Belle Meade, Block 4, of record in Book 547, Page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Wilburn Carson Tucker and Margryt Frances Tucker, joint tenants with the right of survivorship by Deed from Hazel Crawford Warren, unmarried, of record in Instrument No. 20090218-0013882, dated February 12, 2009, Register's Office for Davidson County, Tennessee. The said Wilburn Carson Tucker and Margryt Frances Tucker quitclaimed the property to Wilburn Carson Tucker and wife, Margryt Frances Tucker, to create a tenancy by the entirety, of record in Instrument No. 20091029-0099970, dated October 7, 2009, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 547, Page 141, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5314, page 380, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and paid by the Grantor.

This is improved (__X__) Unimproved (____) property, known as **107 Lafayette Court, Nashville, TN 37205**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-NC 18-167

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 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 GRANTEES, 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 **14th** day of **September, 2018.**

Wilburn Carson Tucker

Margryt Frances Tucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Wilburn Carson Tucker and Margryt Frances Tucker,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **September, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.