Karen Y Johnson Davidson County
Batch# 146215 DEEDWARR
09/27/2018 03:20:14 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20180927-0096033

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Brian Mitchell
Affiant

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

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: ~~MAY 2, 2020~~ 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NEGAR DANIELS	**SAME**	**071-15-0-452.00**
(NAME) **4605 TODDINGTON DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DENISE A. AMONETTE, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEGAR DANIELS,** married, HEREINAFTER CALLED THE GRANTEE, HIS 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 the northerly 37 ½ feet of Lot No. 45 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee.

Said part of lot number 45 fronts 37 ½ feet on the easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Jerry S. Amonette from A & A Investment Company, a Tennessee General Partnership, by deed dated September 27, 1988, of record in Book 7666, Page 919, said Register's Office. Being further conveyed to Denise A. Amonette from Jerry S. Amonette, by Quitclaim Deed dated August 17, 2018, of record in Instrument No. 20180824-0084166, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 57, Page 152; and any and all other easements, restrictions, and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property known as **1211 STAINBACK AVENUE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (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 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 hand this 24th day of September, 2018.

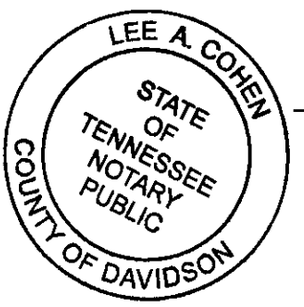
DENISE A. AMONETTE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Denise A. Amonette,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of September, 2018.

My commission expires: **May 2, 2022**



Notary Public