6

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 150920 **DEEDWARR**
10/12/2018 08:14:18 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20181012-0101102

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2018

Notary Public Justin D. Tatum

MY COMMISSION EXPIRES: November 05, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Moran and Brianne Elaine Logan	F&M Bank	07203021700
(NAME)	(NAME)	
710 Cleo Miller Drive, Apt. 508	P.O. Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37720	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Van Cain, and wife and Emily Green-Cain,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Moran and Brianne Elaine Logan, husband and wife,** 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:

Being the westerly half of Lot No. 112 on the Plan of Inglewood Place, as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 112 fronts 50 feet on the northerly side of Greenfield Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Van Cain and wife, Emily Green n/k/a Emily Green-Cain by deed dated July 1, 2003 consideration in the amount of $164,000.00 from Jack H. Smith, Jr., and wife, Cathy Renee Smith of record in Instrument No. 20030708-0093802, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1223 Greenfield Avenue, Nashville, TN 37216
(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/our hands this 10th day of October, 2018.

Van Cain

Emily Green-Cain

State of Tennessee
County of Davidson

On this 10th day of October, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Van Cain and Emily Green-Cain, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the persons who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 10th day of October, 2018.

Notary Public Justin D. Tatum

My Commission Expires: November 05, 2018

File No.: 18-Moran

