Karen Y Johnson Davidson County
Batch# 151234 DEEDWARR
10/15/2018 08:33:33 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20181015-0101585

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

KGY
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Doris Moss	NEW OWNER	06116006000
(NAME)	(NAME)	
1329 Cardinal Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **James R. Young,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doris Moss, a married woman,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 of Block "A" on the May of Greenland Estates, of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot 16 fronts 67 feet on the northeasterly side of Cardinal Drive, formerly Martha Avenue, and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to James R. Young and wife, Marguerite E. Young by Deed from David Wendell Griffith and wife, Wanda Griffith, recorded on August 4, 1999, of record in Book 11604, Page 103, Register's Office for Davidson County, Tennessee.

This is improved property know as 1329 Cardinal Avenue, Nashville, TN 37216.

Marguerite E. Young having since died on March 10, 2016.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:		1329 Cardinal Avenue Nashville TN 37216				
Improved	property, known as					
		(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 our hands 10/09/18.

James R. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, James R. Young with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/09/18.

Notary Public

My Commission Expires: 1/27/21