Karen Y Johnson Davidson County
Batch# 155073 DEEDWARR
10/30/2018 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20181030-0107291

WARRANTY DEED

EMILY JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$270,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF October,2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/31/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Shirley D Lee 5113 English Village Dr Nashville, Tennessee 37211	Crosscounty Mortgage, Inc. 6850 Miller Rd. Brecksville, OH 44141	GROUP 10 0B PARCEL 040.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jacqueline A. Rosen, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Shirley D Lee,a married woman
and
Kevin L. McGhee and Connie L. McGhee, husband and wife,
As Tenant in Common with Rights 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 No. 231, on the Plan of Villages of Brentwood, Revision of Lots 230-240, Phase 6, of record in Book 7900, page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline A. Rosen, unmarried, by deed from Christopher Michael Berry and Cara Marie Berry, husband and wife, dated May 8, 2012, of record in Instrument Number 20090507-0042218, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5113 English Village Dr, Nashville, Tennessee 37211.**

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 and official seal at office this 26th day of October, 2018.

Jacqueline A. Rosen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jacqueline A. Rosen, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Homeland Title
The Homeland Centre
1896 General George Patton Drive – Suite 200
Franklin, TN 37067

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, 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: 05/31/2022

