WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155269 DEEDWARR
10/30/2018 03:40:10 PM 2 pgs
Fees: $13.00 Taxes: $333.00

20181030-0107578

File No. TE0004644

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2018.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Thornberry	NEW OWNER	043-07-0-008.00
(NAME)	(NAME)	
718 McFerrin Ave		
(ADDRESS)	(ADDRESS)	
Nashville Tn 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Gay Ryman, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Thornberry, a married man,** HEREINAFTER CALLED THE GRANTEE, 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 part of Lot 13 on the Plan of the Anderson Estates, as of Record in book 1130, Page 37, in the Register's Office for Davidson County, being Lot 149 on the plan of the Re-subdivision of Lots 1 and 13 of said Anderson Estates, not of record, described according to a survey made by Anderson and Gee Surveyors, August 05, 1946 as follows: Beginning on the Easterly margin of Scalf Drive at the Northwest corner of the property conveyed to Emma V. McDowell by deed from John W. Anderson and wife of, recorded in Book 1320, Page 7; said Register's Office, being the corner of Lots 149 and 150; thence with the line between said two lots eastwardly 168.3 feet to the common corner of Lots 132, 133, 149 and 150; thence with the line between said Lots 133 and 149, Northwardly 50 feet to the common corner of Lots 133, 134, 148 and 149; thence with the line between said Lots 148 and 149 Westwardly 168.9 feet to the Easterly margin of Scalf Drive; thence with same Southwardly 50 feet to the beginning.

Being the same property conveyed to Roger L. Newland and wife Phyllis A. Newland, by Warranty Deed from Eva M. Vantrease Bennett and husband R. J. Bennett, of record in Book 7376, Page 9, in the Register's Office of Davidson County, Tennessee, dated October 05, 1987 and recorded on October 09, 2012.

Subject property was not a marital residence for the Grantor or her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 312 Scalf Drive, Madison, TN 37115

(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 29th day of October, 2018.

Gay Ryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gay Ryman, the bargainor(s), with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of October, 2018.

M. Menke
Notary Public

My commission expires: 3-8-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY