Karen Y Johnson Davidson County
Batch# 158061 **DEEDWARR**
11/09/2018 10:39:11 AM 2 pgs
Fees: $13.00 Taxes: $1,285.75

20181109-0111009

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $347,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of November, 2018.

Notary Public

My commission expires: May 9, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jane McKellar	Same as	**091-16-0-083.00**
4605 Elkins Avenue	new owner	
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Samuel C. Stafford and wife, Mitzi D. Pugh Stafford

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jane McKellar, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the Westerly 10 feet of Lot No. 504 and the Easterly 40 feet of Lot No. 506 of Block No. 23 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Parts of Lots Nos. 504 and 506 front together 50 feet on the Southerly side of Elkins, formerly Second Avenue, and run back between parallel lines 180 feet to an alley.

BEING the same property conveyed to Samuel C. Stafford and wife, Mitzi D. Pugh Stafford by Warranty deed from Herbert G. Martin, unmarried of record in Book 8215, page 300, Register's Office for Davidson County, Tennessee, dated October 03, 1990 and recorded on October 11, 1990.

This is improved property known as **4605 Elkins Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of November, 2018.

Samuel C. Stafford

Mitzi D. Pugh Stafford

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, Samuel C. Stafford and Mitzi D. Pugh Stafford, the bargainor(s), with whom I am personally acquainted (or 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of November, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001387-528

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

SP 11/2015