WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 171354 **DEEDWARR**
12/06/2018 04:09:12 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20181206-0119255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021
(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
1004 Caldwell 33 G.P. 1004 Caldwell Ave Nashville, TN 37204	513 3rd Ave S. Nashville, TN 37210	105-09-0-207

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Charles Buck, Executor of Estate of Carrie League English, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto 1004 Caldwell 33 G.P. a Tennessee partnership, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of part of Lot 39, Waverly Place, as of record in Book 3842, page 234, Register's Office for said County.

Said Lot No. 3 fronts 53.83 feet on the northerly side of Caldwell Avenue and extends back between lines 159.01 feet on the easterly line and 158.95 feet on the westerly line to an alley in the rear, measuring 53.83 feet thereon

Being the same property conveyed to Carrie English by Quit Claim Deed dated 09/30/1974 from Charles English and wife, Carrie English by Michael J. Philbin, Trustee, of record in Book 4866, Page 593, Register's Office for Davidson County, Tennessee. Carrie English having since died on August 6, 2017, her Will of record in Probate Docket #18P1474, authorizes the Personal Representative to sell this property.

Carrie English and Carrie League English being one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1004 Caldwell Ave, Nashville, TN 37204

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 hand(s) this the 30th day of November, 2018.

Estate of Carrie League English

BY: _____, Executor

Charles Buck, Executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles Buck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of the Estate of Carrie League English, and being authorized to do so, executed the foregoing instrument for the purposes therein contained be signing the name of the Estate as Executor.

Witness my hand and official seal, this the 30th of November, 2018.

_____

Notary Public

My Commission Expires: 6/22/20

(SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County