This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 176381 DEEDWARR
12/20/2018 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20181220-0123908

State of Tennessee}
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 299,900.00

Affiant Signature

Subscribed and sworn to before me on this the 12th Day of December, 2018

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
James England
Elissa England
4108 A Lone Oak Road
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 11501005100

WARRANTY DEED
18NT00758

Effective the 12th day of December, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Music City Financial, LLC

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

James England and Elissa England, Married

All that tract or parcel of land located in the County of Davidson, State of Tennessee, and described as follows:

Being Lot No. 241 on the Plan of Addition of West Meade Hills, as of record in Book 3600, Page 18, Register's Office for said county.

Said Lot No. 241 fronts 173.28 feet on the east side of Rhonda Lane, as measured around a curve, and extends back 297.53 feet on the north line and 255 feet on the south line, to a dead line in the rear on which it measures 105.15 feet.

Being the same property conveyed to Music City Financial, LLC, by Warranty Deed from The Laurence R. Fox 1995 Living Trust recorded 12-18-2018 as Instrument number 20181218-0122837, Register's Office for Davidson County, TN.

Being the same property conveyed to The Laurence R. Fox 1995 Living Trust, by Quitclaim Deed from Laurence R. Fox, dated 10/17/1995 and recorded 10/18/1995 in Book 9831, page 553, Register's Office for Davidson County, TN.

This is an improved property commonly known as 775 Rhonda Ln., Nashville, TN 37205.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 12th Day of December, 2018.

Music City Financial, LLC * Ed Zamora

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Music City Financial, LLC, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 12th Day of December, 2018. * Ed Zamora, representative of Music City Financial, LLC

Notary Public

My commission expires: 13-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston 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: 08/01/2022

Notary's Seal:

