This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P18-0790-D

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-JRN-18-2906

Karen Y Johnson Davidson County
Batch# 177980 **DEEDWARR**
12/26/2018 01:59:36 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20181226-0125241

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Richard DeVries
2906 23rd Avenue South
Nashville, TN 37215

Send Tax Bills To: new owners

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,
Ellen Carr, Trustee of the Ellen Carr Trust (under Declaration Agreement Dated March 6, 2007)

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Richard DeVries and Sara DeVries, husband and wife

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. 18 of Block No, on the Plan W.V. Davidson's Hillsboro Highlands, of record in Book 843, Page 23, Register's Office for said County.

Said Lot No. 18 fronts 65 feet on the Easterly side of the 23rd Avenue, south and extends back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Ellen Carr by deed from J. Thomas McDaniel and wife, Kathryn Ruggles McDaniel dated May 16, 2011 and of record in Instrument Number 20110519-0038213, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Ellen Carr, Trustee of the Ellen Carr Trust (under Declaration Agreement Dated March 6, 2007) by Quitclaim Deed from Ellen Carr, dated September 29, 2011 and of record in Instrument Number 20111003-0076204, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of 23rd Avenue South.

This property is subject to all matters as shown on a plat of record in Book 843, Page 23, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 2906 23rd Avenue South, Nashville, TN 37215

THIS CONVEYANCE IS SUBJECT TO: 2018 Davidson County Taxes which have been prorated and assumed by Grantor;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 the 21st day of December, 2018.

Ellen Carr Trust
(under Declaration Agreement Dated March 6, 2007)

BY: _____
Ellen Carr, Trustee

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen Carr, Trustee of the Ellen Carr Trust (under Declaration Agreement Dated March 6, 2007), the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of December, 2018.

_____
Notary Public

My Commission Expires: 4/24/19

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-24-2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 21 day of December, 2018.

_____
Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Map/Parcel: 117 02 0 176.00