This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2815

Karen Y Johnson Davidson County
Batch# 181396 **DEEDWARR**
01/08/2019 09:15:02 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20190108-0001902

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 4th day of January, 2019

Notary Public
My Commission Expires: 1-3-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Ing ~~1910 Ashton Ave~~ ~~Nashville, TN 37218~~ 1706 Sweetbriar Ave. Nashville, TN 37212	New Owner	069-16-0-142

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I/we, **Constance Snell, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Ing, a married man**, hereinafter called the Grantee(s), his/her/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 the southerly 25 feet of Lots 3 and 4 and the northerly 44.7 feet front and 80.7 feet rear of Lot 35 on the Map of Ashton's Subdivision of the L. M. Lewis Farm at Bordeaux, of record in Book 421, page 19, Register's Office for Davidson County, Tennessee.

Said parts of Lots 3, 4 and 35 front together 69.7 feet on the southeasterly side of Ashton Avenue and run back 200 feet on the southwesterly line and 203 feet on the northeasterly line to a dead line measuring 105.7 feet thereon.

Being the same property conveyed to Constance Snell, an unmarried woman by Warranty Deed from Brian D. Moore, an unmarried man, dated May 11, 2007, recorded May 16, 2007, of record in Instrument No. 20070516-0058529, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1910 Ashton Avenue, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 4th day of January, 2019.

GRANTOR:

Constance Snell

Constance Snell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Constance Snell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of January, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21