Karen Johnson Davidson County
Batch# 189362 DEEDWARR
01/29/2019 11:09:32 AM 2 pgs
Fees: $13.00 Taxes: $902.80

20190129-0008435

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$244,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2019.

Notary Public

My commission expires: 9/18/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ERIKA SCRIMPSHIRE	**NEW OWNER**	**173-09-0A-240.00 CO**
8309 Saint Danasus Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
RYAN LEWIS SARR AND MEGAN MARIE SARR, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERIKA SCRIMPSHIRE, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 181, as shown on the map entitled the Plan of Lenox Village, Revision to Lots 177 through 188, Phase E, a Planned Unit Development, of record in Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RYAN LEWIS SARR AND MEGAN MARIE SARR, HUSBAND AND WIFE, by deed from BRIAN K. CLARK AND JESSICA A. CLARK, TRUSTEES OF THE CLARK FAMILY REVOCABLE TRUST U/A/D NOVEMBER 27, 2013, of record in Instrument No. 20141024-0098226, dated October 17, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 8309 Saint Danasus Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my/our hand(s) this 25th day of January, 2019.

RYAN LEWIS SARR

MEGAN MARIE SARR

State of Tennessee)

County of Davidson)

On this 25th day of JANUARY, 2019, before me personally appeared, **RYAN LEWIS SARR AND MEGAN MARIE SARR, HUSBAND AND WIFE,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8.20.2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY