Karen Johnson Davidson County
Batch# 198662 DEEDWARR
02/25/2019 10:35:18 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20190225-0016697

Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D19-0076

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of February, 2019

LAUREN ROSE EWING STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 02-22-2022

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Linda Ranz 150 Coldstream Rd., Murfreesboro, TN 37127	New Owner	103-08-0-010.00

WARRANTY DEED

FOR AND IN 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,

Brenda Sue Satterfield, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda Ranz, a married woman

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 the Easterly 66 1/3 feet of Lot No. 18 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for said County.

Said part of Lot No. 18 fronts 66 1/4 feet on the southerly side of Colorado Avenue, formerly 9th Street, and runs back between parallel lines 164.4 feet to an alley.

There is included in the above described real property, but hereby expressly excluded therefrom, the follow described tract or parcel of land conveyed to E. M. Smith and wife, Magdalene P. Smith, by deed from Ora Smith Foster of record in Book 3464, Page 17, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the Westerly 3 feet 4 inches of the Easterly 66 feet 4 inches Lot No. 18 on the Plan of West End Annex, as of record in Book 332, Page 61, Register' s Office for said County.

Being the same property conveyed to Eddie Larry Satterfield and wife, Brenda Sue Satterfield by Warranty Deed from Magdalene P. Smith, unmarried of record in Book 7331, Page 532, Register's Office for Davidson County, Tennessee, dated August 19, 1987 and recorded on August 21, 1987.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4007 Colorado Avenue, Nashville, TN 37209

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of February, 2019.

Brenda Sue Satterfield

Brenda Sue Satterfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda Sue Satterfield** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee this 19th day of February, 2019.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY