WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of February, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Caroline Solomon and Kyle Lehning	New Owner	147 09 0 078.00
(NAME)	(NAME)	
4942 Salem Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elizabeth Jane Patterson, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Caroline Solomon, an unmarried person, and Kyle Lehning, an unmarried person, as tenants with right of survivorship** 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: **joint

Land in Davidson County, Tennessee being Lot No. 35 on the Plan of Caldwell Country Estates, Section I, as of record in Plan Book 2663, Page 68 and 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Elizabeth Jane Patterson, unmarried by Warranty Deed from U. Mitchell Chambers and wife, Mary Beth Chambers dated November 30, 1995 and recorded December 4, 1995 in Book 9876, Page 295, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4942 Salem Dr, Nashville, TN 37211

File Number: GRN-1900734SSO

Karen Johnson Davidson County
Batch# 200078 **DEEDWARR**
02/28/2019 08:27:00 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20190228-0018020

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. 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 27th day of February, 2019

Elizabeth Jane Patterson

Elizabeth Jane Patterson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Elizabeth Jane Patterson, an unmarried woman, the bargainor, 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, this the 27th of February, 2019.

Notary Public

My Commission Expires: 07/06/2020

(SEAL)

BRANDY DAVIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
07/06/2020
COUNTY OF DAVIDSON

File Number: GRN-1900734SSO