Karen Johnson Davidson County
Batch# 200223 DEEDWARR
02/28/2019 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $712.25
20190228-0018240

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0244

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Affiant

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

Notary Public

Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rebecca Haskins 3108 Oxford Street Nashville, TN 37216	New Owner 702 Mockingbird Dr. Franklin, TN 37069	072-07-0-129.00

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/WE,

Mable Anita Brandon, unmarried and Shinetta Renee Berry, unmarried

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

Rebecca Haskins, 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 westerly part of Lot No. 4, Block "A" on the Plan of R. M. Dudley's Subdivision of record in Plat Book 974, Page 8, in the Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning on the easterly margin of Oxford Avenue at the corner of Lot Nos. 3 & 4; thence with the line between said two lots, easterly 180 feet to an iron pin; thence northerly 80 feet to an iron pin on the southerly line of Lot No. 5; thence with said line westerly 170 feet to the easterly margin of Oxford Avenue; thence with said Avenue, southerly 100 feet to the beginning.

Being the same property conveyed to Lonnie J. Brandon and wife, M. Anita Brandon by Warranty deed from Helen L. Minchey of record in Book 5695, page 728, Register's Office for Davidson County, Tennessee, dated December 23, 1980 and recorded on December 31, 1980. The said Lonnie J. Brandon having since died , leaving M. Anita Brandon as tenant by the entirety.

Being the same property conveyed to Mable Anita Brandon and Shinetta Renee Berry by Quitclaim deed from M. Anita Brandon, single of record in Instrument No. 20181025-0105762 Register's Office for Davidson County, Tennessee, dated October 24, 2018 and recorded on October 25, 2018.

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: 3108 Oxford Street, Nashville, TN 37216

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 27th day of February, 2019. Mable Anita Brandon by Shinetta Berry, Attorney-in-Fact

Mable Anita Brandon by Shinetta Berry, Attorney-In-Fact

Shinetta Renee Berry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shinetta Renee Berry** 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 Brentwood, Tennessee this 27th day of February, 2019

(Notary Seal) K. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5 6 19

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, **Shinetta Renee Berry,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Mable Anita Brandon** and acknowledged that she executed the same as the free act and deed of the said **Mable Anita Brandon,** pursuant to the Specific Power of Attorney recorded in Instrument No. 201902280018239, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of February, 2019.

Notary Public

My Commission Expires: 5 6 19

(Notary Seal) K. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY