Karen Johnson Davidson County
Batch# 200705 DEEDWARR
03/01/2019 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20190301-0018624

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219348**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2019. Notary Public My Commission Expires: 1/3/23

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Kayla Henry and Joshua Henry, and Lawrence Wilson 428 Veritas Street Nashville TN 37211	Send Tax Bills To: First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	Tax Information: Tax Parcel ID No. 13305002000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa A. Blount now known as Lisa Blount Eubank, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kayla Wilson Henry and Joshua Henry, wife and husband, and Lawrence Wayne Wilson and Barbara M. Wilson, husband and wife, tenants in common,*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* with right of survivorship

Land in Davidson County, Tennessee, being Lot Number 329 on the plan of Sunrise Heights Addition, as of record in Book 421, Page 2, Register's Office for said County.

Said Lot Number 329 fronts 50 feet on the Northerly side of Veritas Street and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to Lisa A. Blount by Warranty Deed from Lex & Co., LLC, recorded on the 11th day of March, 2015 in Instrument No. 20150311-0020703, in the Register's Office of Davidson County, Tennessee.

Lisa A. Blount having since married and now known as Lisa Blount Eubank.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNRISE HEIGHTS ADDITION, as recorded in Plat Book 421, Page(s) 2.

This is improved property located at 428 Veritas Street Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of February, 2019.

Lisa A. Blount n/k/a Lisa Blount Eubank

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa A. Blount n/k/a Lisa Blount Eubank, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.