Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: w-US-19-2505

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3696

Karen Johnson Davidson County
Batch# 202829 DEEDWARR
03/06/2019 03:03:02 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20190306-0020664

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2019

Notary Public
My Commission Expires: _____

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nancy K. Shelton 2505 Lazenby Drive Nashville, TN 37206	new owner	083-16-0-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Holly R. Hanberry and Russell N. Hanberry, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nancy K. Shelton, unmarried woman,** hereinafter called the Grantee(s), his/her/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 Lot No. 249 on the Plan of Section Three, Addition Two, Fortland Park of record in Plat Book 3106, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 249 fronts 80 feet on the North side of Lazenby Drive and extends back 218.38 feet on the Westerly line and 217.13 feet on the Easterly line, to a dead line in the rear on which it measures 80.06 feet.

Being the same property conveyed to Holly R. Smith and Russell N. Hanberry, both unmarried by Warranty Deed from Nancy K. Shelton, unmarried, recorded on the 7th day of September, 2012 in Instrument No. 20120907-0081101, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2505 Lazenby Drive, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 5th day of March, 2019.

GRANTOR:

Holly R. Hanberry
f/k/a Holly R. Smith

Russell N. Hanberry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Holly R. Hanberry and Russell N. Hanberry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of March, 2019.

Notary Public
My Commission expires: 4-28-19

