THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219286

Karen Johnson Davidson County
Batch# 205476 DEEDWARR
03/13/2019 11:28:02 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190313-0023089

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Suzanne K Brown
Affiant

Subscribed and sworn to before me, this 12th day of March, 2019.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Suzanne L. Salter 1713 Allison Place Nashville TN 37203	New Owner	Tax Parcel ID No. 105 11 0 120.00

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, **Suzanne K. Brown, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne L. Salter, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 13 on the plan of Allison Subdivision, of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from Keith M. Moorman, unmarried to Suzanne K. Brown, married, as recorded on the 21st day of February, 2013 in Instrument No. 20130221-0017496, in the Register's Office of Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as her marital residence and that the property is not subject to any marital rights therein.

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 ALLISON SUBDIVISION, as recorded in Plat Book 547, Page(s) 74.

This is improved property located at 1713 Allison Place Nashville TN 37203

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 12th day of March, 2019.

Suzanne K. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne K. Brown, 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 12th day of March, 2019.

Notary Public
My Commission Expires: _____

