# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Jaclyn Monroe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Karen Johnson Davidson County
Batch# 209775 DEEDWARR
03/25/2019 03:20:35 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20190325-0026919

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jaclyn Monroe** | **First National Bank of Middle Tennessee** | |
| (NAME) | (NAME) | **148-9-52.00** |
| **349 Margo Lane** | **200 East Main Street** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | **McMinnville, TN 37110** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH CARTER NELMS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACLYN MONROE, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 28, Haywood Acres, Section One, as shown on plat of record in Plat Book 2900, Page 17, in the Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Carter Nelms, a single man, by Quitclaim Deed from 1242 Property Solutions, LLC, a Tennessee limited liability company and Townhomes of Margo Lane Homeowners' Association, Inc., a Tennessee nonprofit corporation, recorded March 5, 2019 in Instrument No. 20190305-0019858, Register's Office for Davidson County, Tennessee. Said property was submitted to a Horizontal Property Regime by Declaration of Covenants, Conditions and Restrictions for Townhomes of Margo Lane by 1242 Property Solutions, LLC, a Tennessee limited liability company, of record in Instrument No. 20180921-0093891, Register's Office for Davidson County, Tennessee. The aforementioned Horizontal Property Regime having since been terminated by 1242 Property Solutions, LLC, a Tennessee limited liability company, and Joseph Carter Nelms pursuant to the Termination of Horizontal Property Regime and Cancellation of Declaration of Covenants, Conditions and Restrictions for Townhomes of Margo Lane, of record in Instrument No. 20190305-0019857, Register's Office for Davidson County, Tennessee. 1242 Property Solutions, LLC, a Tennessee limited liability company, and Joseph Carter Nelms hereby convey any and all interest they have in said property unto Joseph Carter Helms.

Being a portion of the same property conveyed to Joseph Carter Nelms, a single man, by Warranty Deed from 1242 Property Solutions, LLC, a Tennessee limited liability company, recorded September 21, 2018 in Instrument No. 20180921-0093892, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1242 Property Solutions, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Harold Wayne Collins, unmarried and Rhonda Watson Ochoa, unmarried and Richard Watson and Brian Watson, executed on 8/29/2018 and filed for record on 9/5/2018 as Instrument Number 20180905-0088038, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold W. Collins and wife, Doris Z. Collins by Warranty Deed from Robert M. Allen and wife, Nancy L. Allen, of record at Book 4155, Page 850, in the Register's Office for Davidson County, Tennessee. The said Doris Z. Collins having since died February 15, 1984, leaving the said Harold W. Collins as sole tenant by the entirety. Further being the same property conveyed to Joyce Laurine Collins by Quitclaim Deed from Harold W. Collins, of record in Book 11528, Page 547, in the Register's Office for Davidson County, Tennessee. The said Joyce Laurine Collins having since died intestate on May 2, 2012, leaving the said Harold Wayne Collins, Rhonda Watson Ochoe, Richard Watson and Brian Watson as her sole heirs at law as evidenced by the Affidavits of Heirship of record in Instrument No. 20180905-0088031, Instrument No. 20180905-0088032, Instrument No. 20180905-0088033, and Instrument No. 20180905-0088034, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 17, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2928, Page 103, in the Register's Office of Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **349 Margo Lane, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 22nd DAY OF MARCH, 2019.

Joseph Carter Nelms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH CARTER NELMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of March, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212