| | |
|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203<br>P19-25737 | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **545,800.00**.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March, 2019<br>Notary Public<br>MY COMMISSION EXPIRES: 11-5-19<br>(AFFIX SEAL) |

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 211867 DEEDWARR
03/29/2019 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,019.46
20190329-0028851

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kayla M Green | New Owner | MAP |
| 3507A Wrenwood Drive | | PARCEL 104-01-0V-002.00-CO |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Justin Werthan and wife, Hilary King Werthan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kayla M Green and William S. Green, wife and husband

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 Unit B of 3507 Wrenwood Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 3507 Wrenwood Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140806-0070633, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3507 Wrenwood Drive, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140806-0070633, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Justin Werthan and Hilary King Werthan, husband and wife by Warranty deed from John Howard, married of record in Instrument No. 20150716-0069765 Register's Office for Davidson County, Tennessee, dated June 18, 2015 and recorded on July 16, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3507A Wrenwood Drive, Nashville, TN 37205.**

Return To:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

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. 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 our hand(s) this the 29th day of March, 2019.

Justin Werthan

Hilary King Werthan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Justin Werthan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of March, 2019.

My Commission expires: March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hilary King Werthan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of March, 2019.

My Commission expires: March 3 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public



201903290028851

# True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)