WARRANTY DEED

Karen Johnson Davidson County
Batch# 214726 DEEDWARR
04/08/2019 08:32:27 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20190408-0031380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$130,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF April, 2019

Notary Public

MY COMMISSION EXPIRES: 07-03-2021

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2021

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Samuel Givens	new owner	080-07-0-044.00
(Name)	(Name)	
3307 Panorama Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DEBORAH SMITH NOW KNOWN AS DEBORAH DELORSE EUBANKS, UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL GIVENS, AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTEE(S), 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. 483 on the Plan of Bordeaux Hills, Section Six of record in Plat Book 3842, Page 10, 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. 483 fronts 55.0 feet on the Southerly side of Panorama Drive and runs back between lines 149.1 feet along its Northwesterly line and 122.1 feet along its Southeasterly line, to a line in the rear, on which it measures 61.4 feet.

Being the same property conveyed to JAMES C. SMITH AND WIFE, DEBORAH SMITH, by deed from THOMAS CAIN AND WIFE, BETTY CAIN, of record in Book 7310, page 28, dated July 23, 1987, said Register's Office.

Further being the same property conveyed to DEBORAH SMITH, by deed from JAMES C. SMITH of record in Book 9653, page 240, dated April 24, 1995, said Register's Office.

Deborah Smith now known as Deborah Delorse Eubanks, an unmarried woman having taken back to her maiden name..

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-C19-3307

Executed by my hand this 3rd Day of April 2019.

Deborah Delorse Eubanks

STATE OF Tennessee

County OF DAVIDSON

I, Maxine J. Rucker, a Notary Public for the County of DAVIDSON and State of Tennessee, do hereby certify that Deborah Delorse Eubanks, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd of April, 2019.

Notary Public

My Commission Expires: January 6, 2020

(SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
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Nashville, TN 37211