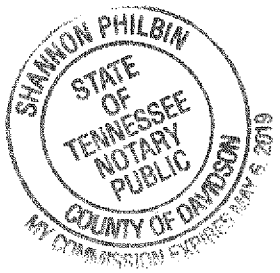
908-19

Karen Johnson Davidson County
Batch# 215791 DEEDWARR
04/09/2019 04:18:30 PM 2 pgs
Fees: $13.00 Taxes: $2,404.63
20190409-0032396



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Webber	New Owner	104-05-0-36000
(NAME) 309 West End Place	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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,

PATSY E. DUKE, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEVEN A. WEBBER, A MARRIED MAN,

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:

Being Lot No. 272 on the Plan of Richland Realty Company's First Addition to Subdivision "B," as of record in Book 332, page 174, Register's Office for said County, Said Lot No. 272 fronts 50 feet on the westerly side of Park circle and runs back 200 feet on the northerly line and 202 feet on the southerly line alley, measuring 54.5 feet thereon.

Included in the above description but expressly excluded therefrom is 880 square feet conveyed to the State of Tennessee by deed from Ellie Roberts Jones, of record in Book 4728, Page 37, Register's Office for said County.

Being the same property conveyed to Patsy E. Duke by Deed dated March 12, 2010 from Austin Wayne Duke, recorded April 22, 2010, in Instrument Number 20100422-0030645, in the Official Records of Davidson County, Tennessee.

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 *Improved* property is commonly known as: 309 West End Place, Nashville, TN 37205

LT&E File #15394

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 my/our hand(s) this 9th day of April, 2019

Patsy E. Duke

Patsy E. Duke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of April, 2019, before me personally appeared Patsy E. Duke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 9th day of April, 2019.

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/29/2020

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020

LT&E File #15394