Karen Johnson Davidson County
Batch# 216480 DEEDWARR
04/11/2019 10:45:19 AM 2 pgs
Fees: $13.00 Taxes: $377.40
20190411-0033086

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 20794

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWO THOUSAND AND 00/100 ($102,000.00) DOLLARS, cash in hand paid by PAULA J. NASH, receipt of which is hereby acknowledged, I, JASON W. NASH, have bargained and sold, and by these presents do transfer and convey unto the said PAULA J. NASH, her heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in the Third Civil District Davidson County, State of Tennessee, being Lot No. 36, of the Merry Oaks Subdivision, as shown on plat of record in Plat Book 1835, Page 67, Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jesse W. Nash, Jr. by Warranty Deed from Charles A. Dean, unmarried, dated December 09, 1987 of record in Book 10716, Page 890, in the Register's Office of Davidson County, Tennessee. Also being the same property title which vested in Paula J. Nash and Jason W. Nash, being the heirs at law of Jesse W. Nash, Jr., deceased.
>
> This conveyance is subject to all matters as shown on plat of record in Plat Book 1835, Slide 67, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to right-of-way of Fairway Drive.
>
> This conveyance is subject to a Sewer/Storm Drainage Easement, and of record in Book 4884 , Page 4, in the Register's Office of Davidson County, Tennessee.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said PAULA J. NASH, her heirs and assigns, forever. And I do covenant with the said PAULA J. NASH, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said PAULA J. NASH, her heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND,** on this 29th day of March, 2019.

JASON W. NASH

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JASON W. NASH, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 29th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 1/17/2020

STATE OF TENNESSEE NOTARY PUBLIC LAUDERDALE COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $102,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 29th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 7/21/2020

COURTNEY ALLBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Expires 07/21/2020

**********

Tax Map 095

Parcel No. 113.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ms. PAULA J. NASH
241 Fairway Drive
Nashville, TN 37214