RECORD AND RETURN TO: Mail
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911618

WARRANTY DEED

Karen Johnson Davidson County
Batch# 217753 **DEEDWARR**
04/15/2019 10:15:14 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20190415-0033991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of March, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY EXP. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Quick and Michelle Quick 117 Newton Nook Brentwood, TN 37027	Same address as new owner	172-13-0-A-030.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Five Thousand and 00/100 Dollars ($455,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KATHRYN ELIZABETH HARDWICK MASHBURN, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEREMY QUICK AND MICHELLE QUICK, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 99, Williams Grove, Section One, as shown on plat of record in Plat Book 9700, pages 580-582, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kathryn Elizabeth Hardwick Mashburn, by Quitclaim Deed from Christopher Julian Mashburn (pursuant to Divorce Decree and Marital Dissolution Agreement), dated 12/18/2018, recorded 1/3/2019, of record in Instrument No. 20190103-0000793, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Christopher J. Mashburn and Kathryn H. Mashburn, husband and wife, by Warranty Deed from Randall L. Gill and wife, Lajuana C. Gill, dated 11/13/2009, recorded 11/17/2009, of record in Instrument No. 20091117-0105817, said Register's Office.

The address of the herein described property is believed to be 117 Newton Nook, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of March, 2019.

Kathryn Elizabeth Hardwick Mashburn

KATHRYN ELIZABETH HARDWICK MASHBURN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kathryn Elizabeth Hardwick Mashburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of March, 2019.

Notary Public

David P Webber

Printed Notary Name

My commission expires: 11/10/22

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON