WARRANTY DEED

Karen Johnson Davidson County
Batch# 220788 DEEDWARR
04/23/2019 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20190423-0037167

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF April, 20 19

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

NEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Margaret Davis and Helena Brown	SEND TAX BILLS TO: owners at property address	MAP-PARCEL NUMBERS
(NAME) 3265 Priest Woods Dr	(NAME)	XXXXXXXX
(ADDRESS) Nashville, TN 37214	(ADDRESS)	10816002300
(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, **Rebecca Charlton, married**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Margaret Davis and, wife, Helena Brown**, as tenants in common with full rights of survivorship, 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 all of Lot No. 23A, on the plan of Zone Lot Division of Lots 21, 22, 23, 35, and 38, of Section 1 of Percy Priest Woods, as shown by plat and survey of record in Plat Book 5200, Page 714 amending Plat Book 5200, Page 472, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rebecca Charlton by virtue of that certain Quit Claim Deeds dated October 26, 2018, and being of record at Instrument No. 20181026-0106285 and dated November 15, 2018 at Instrument No. 20181128-0116148 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 5200, Page 714 amending Plat Book 5200, Page 472 in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3265 Priest Woods Dr, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 22nd day of April, 2019.

Rebecca Charlton, by Ashlee Page, Attorney-In-Fact

Rebecca Charlton by Ashlee Page Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Ashlee Page, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Rebecca Charlton and acknowledged that she executed the same as the free act and deed of the said Rebecca Charlton.

WITNESS my hand and official seal at office this 22nd day of April, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019