Karen Johnson Davidson County
Batch# 222986 **DEEDWARR**
04/29/2019 09:57:33 AM 2 pgs
Fees: $13.00 Taxes: $884.30

20190429-0038963

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$239,000.00** (Two Hundred Thirty Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 26th day of April, 2019.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Asa Davis 1122 Stratford Avenue Nashville, TN 37216	NEW OWNER	07203002300

WARRANTY DEED

FOR AND IN 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, I/WE, **DARRELL W. LADD AND WIFE, BRENDA S. LADD**, HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ASA DAVIS AND SEYWARD O. DAVIS HUSBAND AND WIFE,** 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 the easterly half of Lot No. 233 on the Map of Inglewood Place, being the same as the easterly half of Lot No. 233 on the Revision of part of Inglewood Place, as of record in Book 421, Page 137, Register's Office for said County.

SAID part of Lot No. 233 fronts 55 feet on the southerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line. The Original plan of Inglewood Place is of record in Book 332, Page 101, Register's Office for said County.

Being the same property conveyed to Darrell W. Ladd and wife, Brenda S. Ladd by deed from Raymond E. Zusy and wife, Bonnie Zusy of record in Book 6382, Page 133, dated September 14, 1984 and recorded September 14, 1984, Register's Office for Davidson County, Tennessee.

Being also known as 1122 Stratford Avenue, Nashville, Tennessee 37216.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1122 STRATFORD AVENUE** **NASHVILLE, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2019035182

WITNESS, this 25th day of April, 2019

Darrell W. Ladd

Brenda S. Ladd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of April, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Darrell W. Ladd and Brenda S. Ladd** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of April, ~~2019~~.

JEFFREY M. GAISIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2019035182