WARRANTY DEED

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. TE0005239

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 THE 3rd day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Spain	Same as owner	060-16-0-059.00
(NAME)	(NAME)	
3287 Abednego Road		
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 226756 DEEDWARR
05/07/2019 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20190507-0042680

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, I, **Carolyn G. Batson, now known as Carolyn Batson Davis, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tony Spain, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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 Part of Lot No. 41 on the Plan of Map of Capitol View Subdivision of record in Plat Book 974, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Northerly margin of Brunswick Drive at a point 396.9 feet East of the Easterly margin of Alhambra Circle; thence with said Drive Eastwardly 57.9 feet, continuing in the same direction 17.1 feet, in all 75 feet t0 the Westerly margin of a 20 foot right-of-way; thence with said right-of-way Northwardly 125 feet, more or less, to the Southerly line of Lot No. 42; thence with said line Westwardly 75 feet to a point 349.1 feet East of the Easterly margin of Alhambra Circle; thence Southwardly 125 feet, more or less to the beginning.

Being the same property conveyed to Carolyn G. Batson, unmarried by Quitclaim deed from Robert R. Galbreath, Trustee of record in Book 10706, page 501, Register's Office for Davidson County, Tennessee, dated November 25, 1997 and recorded on December 03, 1997.

Being the same property conveyed to Robert R. Galbreath. Trustee for the benefit of Carolyn Genese Green, under the Will of Maud Hitt of record in Will Book 117, page 538, Probate Court Clerk's Office for said County. The Will of Maud Hitt authorized Robert R. Galbreath, Trustee to convey to the beneficiary, Carolyn Genese Green said real property upon Carolyn Genese Green's attaining the age of 21. Carolyn Genese Green was born on the 21st day of December, 1956.

Being the same property conveyed to Maud Hitt by Warranty deed from Hulon W. Spicer and wife, Mozelle Spicer of record in Book 3128, page 555, Register's Office for Davidson County, Tennessee, dated August 30, 1960 and recorded on September 02, 1960. The said Maud Hitt having since died.

Carolyn Genese Green and Carolyn G. Batson are one and the same person.
Carolyn G. Batson having subsequently married and is now known as Carolyn Batson Davis. Subject property was not a marital residence for Grantor or her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2842 Brunswick Dr, Nashville, TN 37207

(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 3rd day of May, 2019.

Carolyn G. Batson
now known as Carolyn Batson Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carolyn G. Batson, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. *now known as Carolyn Batson Davis
Witness my hand this 3rd day of May, 2019.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

