RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911829

WARRANTY DEED

Karen Johnson Davidson County
Batch# 227744 DEEDWARR
05/09/2019 09:41:23 AM 2 pgs
Fees: $13.00 Taxes: $451.40

20190509-0043475

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$122,000.00~~.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2019.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 1-8-22

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

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
James R Cherry Jr and Ann M Cherry 926 30th Avenue N Nashville, TN 37209	Same address as new owner	092 06 0 024.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Two Thousand and 00/100 Dollars ($122,000.00), 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, **WILLIAM SPANN**, a married man, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES R CHERRY JR AND ANN M CHERRY AND ZACHARY TAYLOR**, 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 the North 50 feet of the South 250 feet of the West 150 feet of Block 13 on the Plan of Midway, of record in Book 421, Page 11, Register's Office for said County,

Said part of said lot fronts 50 feet on the easterly side of 30th Avenue North and runs back between parallel lines, parallel to and 200 feet north of an alley, 150 feet to another alley in the rear.

Being that same property conveyed to Edith Bailey Kage, by Warranty Deed from Porter Buford, unmarried, dated July 19, 1950, and recorded in Book 73, Page 153, Register's Office for Davidson County, Tennessee. Edith Bailey Kage died on August 21, 2004 leaving a Last Will and Testament of Probate at Case No. 04P-1539 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Said Will devising the subject property to William Spann, heir at Will of Edith Bailey Kage.

The address of the herein described property is believed to be 926 30th Avenue N, Nashville, TN 37209, 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 property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by TCA Section 26-2-307 or similar statute.

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 he is lawfully seized and possessed of said real estate; that he 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 himself, his 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 2nd day of May, 2019.

William Spann

WILLIAM SPANN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal, this the 2nd day of May, 2019.

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 10/6/21