This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19-4251

Karen Johnson Davidson County
Batch# 228704 DEEDWARR
05/10/2019 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $699.30
20190510-0044261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $189,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2019

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Radnor Homes, LLC 2441 Old Fort Parkway Murfreesboro, TN 37128	NEW OWNER	092-04-0-018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Madeline Barton and Beverly Barton**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Radnor Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/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 situated on the South side of Harding Street, and being the Westerly thirteen (13) feet of Lot No. 201, and the Easterly eighteen (18) feet of Lot No. 200 in Thomas Harding's Second Addition to Nashville, Tennessee.

Said portion of Lots Nos. 200 and 201 fronts together thirty-one (31) feet on the South side of Harding Street and run back between parallel lines one hundred sixty (160) feet to an alley.

Being the same property conveyed by Quitclaim Deed from Elsie Scales-Edwards, a widow to Madeline Barton and Beverly Barton, as recorded on the 4th day of June, 2003 in Instrument No. 20030604-0076720; Quitclaim Deed from Richard Manson, Trustee to Elsie Scales Edwards, as recorded on the 22nd day of January, 1999 in Deed Book 11307, Page 98; Affidavit of Heirship recorded in Book 11307, Page 95; Affidavit of Fee Ownership by Inheritance and Residency recorded in Book 7394, Page 690 and Deed from Booker Brown, and Mary A. Brown to J. Adam Scales, as recorded on the 28th day of June, 1909 in Deed Book 372, Page 420, in the Register's Office of Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is improved property located at: **1417 Meharry Boulevard, Nashville, TN 37208**

201905100044261

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2019.

GRANTOR:

Madeline Barton

Madeline Barton

Beverly Barton

Beverly Barton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Madeline Barton and Beverly Barton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of May, 2019.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

C. M. Corriveau

Notary Public
My Commission expires: 3/8/2021

201905100044261

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

