

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$675,000.00**

Affiant

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

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Varghese and Maureen Helen Varghese	**NEW OWNER**	**094-02-0-085.00**
1709 Sevier Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
WILLIAM MADISON INGLIS AND EMILY JANE INGLIS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher P. Varghese and Maureen Helen Varghese, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Garafola Aces, Revision 1, of record in Instrument No. 20130328-0030721, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM MADISON INGLIS AND EMILY JANE INGLIS, HUSBAND AND WIFE, by deed from ASHLEY LANG AND HUSBAND, ROBERT LANG, of record in Instrument No. 20170403-0031915, dated March 31, 2017, said Register's Office.

Karen Johnson Davidson County
Batch# 229415 **DEEDWARR**
05/14/2019 09:04:26 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50

20190514-0045045

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BR-19-1709

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1709 Sevier Street, Nashville, TN 37206.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 8 day of MAY, 2019.

Emily Inglis

EMILY JANE INGLIS

W. Inglis by Emily Inglis, attorney in Fact

WILLIAM MADISON INGLIS,
BY: EMILY JANE INGLIS, HIS ATTORNEY IN FACT

State of Ohio)

County of Franklin)

On this 8th day of May, 2019, before me personally appeared, EMILY JANE INGLIS, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: March 30, 2020

Brandon L Moses
Notary Public

BRANDON L MOSES - NOTARY PUBLIC
COMM EXP: MAR 30, 2020
STATE OF OHIO

State of Ohio)
County of Franklin)

On this 8th day of May, 2019, before me personally appeared EMILY JANE INGLIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM MADISON INGLIS, and who acknowledged that she executed the same as the free act and deed of WILLIAM MADISON INGLIS.

Witness my hand, at office, this 8th day of May, 2019.

My Commission Expires: March 30, 2020

Notary Public

