Karen Johnson Davidson County
Batch# 232395 DEEDWARR
05/21/2019 07:40:30 AM 3 pgs
Fees: $18.00 Taxes: $624.93
20190521-0047609

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~15TH~~ 20th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0251

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ellis Williams and Rogel Orr	Legacy Home Loans	Map: 10816001100
(NAME) 1022 Pleasant View Dr.	(NAME) 4004 Hillsboro Pk Ste 216B	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-EIGHT THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($168,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LUGENIA FOX PACE AND HUSBAND, ROGER W. PACE

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

ELLIS WILLIAMS AND ROGEL ORR, 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, TO-WIT:

Being Lot No. 11A, Zone Lot Division of Lots 10, 11, 12, 14, 24, 26 and 34, Section One, on the Plan of Percy Priest Woods, of record in Plat Book 5200, Page 652, amended in Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lugenia Fox Pace and husband, Roger W. Pace, by deed from Lugenia Fox Pace, F/K/A Lugenia Fox, of record in Instrument No. 19991222-0306053, dated December 15, 1999, Register's Office for said County. See also deed of record in Book 9347, Page 84, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 652, amending Book 5200, Page 472, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5984, Page 865, amended in Book 6020, Page 270, Book 6097, Page 11, Book 6560, Page 667, Book 6353, Page 307, Register's Office for said County.

Power of Attorney in Instrument# 201905210047608, for said County Davidson Register of Deeds.

unimproved ☐

This is improved ☒ property, known as 1022 Pleasant View Dr., Nashville, TN 37214
(House No.) (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 our hands this 15th day of May, 2019.

Lugenia Fox Pace by ~~Tim Clay as Attorney~~ in Fact

Roger W. Pace ~~by Tim Clay as Attorney~~ in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Tim Clay, 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 on behalf of Lugenia Fox Pace and Roger W. Pace, as their Attorney-in-Fact, as the free act and deed of the within named Lugenia Fox Pace and Roger W. Pace.

Witness my hand and official seal this 15th day of May, 2019.

My Commission Expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER