WARRANTY DEED

Karen Johnson Davidson County
Batch# 236571 **DEEDWARR**
05/30/2019 10:27:27 AM 2 pgs
Fees: $13.00 Taxes: $1,296.85

20190530-0051204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

File No.: 19-0304

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cortland Carmona and Kasey Carmona	new owners	Map: 155100A05900CO
(NAME) 708 Wabash Place	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($350,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSHUA MARCUM AND WHITNEY BYROM MARCUM F/K/A WHITNEY BYROM, HUSBAND AND WIFE,

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

CORTLAND RICHARD CARMONA AND KASEY ARNOLD CARMONA, 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. 62, on the Plan of McCrory Trace Estates, of record in Plat Book 6900, Pages 720-723, and Surveyor's Certificate of Correction of record in Book 7825, Page 429, Register's Office for Davidson County, TN. to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Marcum and Whitney Byrom, husband and wife, by deed from Jim Eisenbeck and wife, Amy Eisenbeck, of record in Instrument No. 20100326-0022864, dated March 26, 2010, Register's Office for said County. The said Whitney Byrom is now known as Whitney Byrom Marcum.

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 6900, Page 720-723, and Surveyor's Certificate of Correction in Book 7825, Page 429, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7576, Page 846, Register's Office for said County.

Whitney Byrom and Whitney Byrom Marcum being one and the same person.

unimproved ☐
This is improved ☒ property, known as 708 Wabash Place, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: EC-19-708

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 24th day of May, 2019.

Joshua Marcum

Whitney Byrom Marcum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Marcum and Whitney Byrom Marcum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of May, 2019.

My Commission Expires: 5/5/20

Notary Public

