WARRANTY DEED

Karen Johnson Davidson County
Batch# 240533 DEEDWARR
06/07/2019 11:26:43 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20190607-0054729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD EXP. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Jeffery M. Givens and Chasie Wallis Givens	New	155 16 0A 146.00
(NAME)	(NAME) Owner	
5808 Deer Estates Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Holley P. Dougherty and husband, Robert W. Dougherty**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffery M. Givens and Chasie Wallis Givens, 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:

Land in Davidson County, Tennessee, being Lot No. 252, Traceside, Section 5, as of record in Book 9700, Page 269, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Holley P. Dougherty and husband, Robert W. Dougherty by Warranty Deed from Scott H. Shepard and wife, Jennifer B. Shepard dated July 22, 2011 and recorded July 25, 2011 as Instrument No. 20110725-0056653, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5808 Deer Estates Drive, Nashville, TN 37221

File Number: FRN-1904403SSO

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

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 31st day of May, 2019.

Holley P. Dougherty

Robert W. Dougherty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Holley P. Dougherty and husband, Robert W. Dougherty, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2019.

Notary Public

My Commission Expires:

(SEAL)



File Number: FRN-1904403SSO