Karen Johnson Davidson County
Batch# 241132 DEEDWARR
06/10/2019 03:19:16 PM 2 pgs
Fees: $13.00 Taxes: $3,635.25

20190610-0055588

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $982,500.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2019.

Notary Public

My commission expires: 1/3/23

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Clark Middleton and Jennifer Jin	new owners	**104-10-0O-007.00-CO**
104 Ransom Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ryan M. Cain, an unmarried man and Roy M. Cain, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clark Middleton and Jennifer Jin, husband and wife

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 Lot No. 7 on the Plan of Byron Close of record in Plat at Instrument No. 20131018-0108864, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan M. Cain, an unmarried man and Roy M. Cain, a married man by Warranty deed from Barlow Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20170112-0003963 Register's Office for Davidson County, Tennessee, dated January 12, 2017 and recorded on January 12, 2017. (Value of consideration shown in aforementioned deed $842,382.00.) Being also known as 104 Ransom Avenue Nashville, Tennessee 37205.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

***Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantors spouse has not acquired any interest in the property.*

This is improved (__x__) unimproved (____) property known as 104 Ransom Avenue, Nashville, TN 37205.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-C-19-104

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF 3rd day of June, 2019:

Ryan M. Cain

Roy M. Cain

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Ryan M. Cain and Roy M. Cain, the within named Grantor(s), 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, at office, this the 3rd day of June, 2019.

My Commission Expires: 5/25/20

Notary Public

20191328R

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY