This instrument was prepared by:
Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transaction is $450,000.00

affiant

Subscribed and sworn to before me, this the 7th day of June, 2019.

Notary Public
Commission Expires: 2-20-23

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 241280 DEEDWARR
06/11/2019 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190611-0055822

WARRANTY DEED

Address of New Owner:
Margaret Ann Charlton
467 Bell Rd
Nashville TN 37217

Send Tax Bills To:
OWNER

Map & Parcel:
149-08-0 024.00

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Marjorie Joyce Charlton HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY her one half interest UNTO Margaret Ann Charlton HEREINAFTER CALLED THE GRANTEE(S), HER 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. 1 on the Plan of Bell Road Office Complex, as of record in Plat Book 6200, Page 487, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jackie W. Charlton and Marjorie Joyce Charlton from Otis Charlton as of record in Instrument No. 20110223-0015043, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

Unimproved ( )
This is improved property (X) known as: 467 Bell Road, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the covenant with 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 convent and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns, against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 7th day of June, 2019.

Marjorie Joyce Charlton

Marjorie Joyce Charlton

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marjorie Joyce Charlton, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument or the purpose therein contained.

Witness my hand and official seal this the 7th day of June, 2019.

Lori Holloway

Notary Public

Commission Expires: 2-20-23

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)