Warranty Deed

Karen Johnson Davidson County
Batch# 241288 DEEDWARR
06/11/2019 09:24:04 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20190611-0055837

ACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

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

Notary Public

My commission expires: 9-6-22

PREPARED BY: RETURN T
BANKERS TITLE & ESCROW CORP

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Casey Haugner Wrenn Ryan A. Wrenn	Bank of Tennessee	07112000800
1606 Lischey Avenue	301 E. Center Street	
Nashville, TN 37207	Kingsport, TN 37660	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CANDACE AVERY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY H. WRENN AND RYAN A. WRENN, WIFE AND HUSBAND**, 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 the north 120 feet of Lot No. 1 of the S. A. Buchanan Resubdivision of Lots in Trinity Heights Addition, as of record in Book 547, page 166, Register's Office for said County, described as follows:

Beginning at a point at the southwest corner of Marshall Street and Lischey Avenue; thence South 8 deg. West 120 feet to a point in the west margin of Lischey Avenue; thence West 165 feet more or less to the east margin of an alley; thence North 8 deg. East 120 feet to a point in the south margin of Marshall Street; thence with the margin of the same, eastwardly 165 feet to the point of beginning.

Included in this conveyance is the right to use, for the purpose of ingress and egress, a part of the driveway which borders the south margin of the property described above. The use is limited to the east 50 feet of the driveway beginning at the west margin of Lischey Avenue and extending west approximately 50 feet to a large sugar maple tree, as described in Book 4411, page 764, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Candace Avery by Warranty deed from Marcelle C. Carter, a widow of record in Instrument No. 20110120-0005322 Register's Office for Davidson County, Tennessee, dated January 19, 2011 and recorded on January 20, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1606 Lischey Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of June, 2019.

Candace Avery

Candace Avery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021