THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34818-05-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $899,000.00. Affiant Subscribed and sworn to before me this 14th day of June, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Shannon Durrett, Elizabeth Loyd Durrett 219 Haverford Avenue Nashvillve, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 129 04 0 051 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margot Case, a married woman, formerly known as Margot C. Allen** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon Durrett and Elizabeth Loyd Durrett**, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 219 Haverford Avenue, Nashville, TN 37205.

Paul Wesley Case joins in execution of this deed to convey any marital interest in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 244668 **DEEDWARR**
06/18/2019 08:59:21 AM 3 pgs
Fees: $18.00 Taxes: $3,326.30

20190618-0058397

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of June, 2019.

Margot Case

Paul Wesley Case

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margot Case and Paul Wesley Case, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2019.

Notary Public

My Commission Expires:
10-7-2019

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 5 on the Map of Bransford Realty Company's Subdivision of part of Lot No. 10, Westmeade Subdivision, as of record in Book 547, page 142, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Westmeade Drive, the common corner of Lots Nos. 4 and 5; thence with the line of said Drive, North 56 deg 25 min West 100 feet to a point; thence southwesterly 365 feet, more or less, to a point in the northeasterly margin of Haverford Avenue; thence with the margin of said Avenue, South 42 deg 15 min West, 103 feet, more or less, to the corner of Lots Nos. 4 and 5; thence with the line between said lots northeasterly 390 feet 8 inches, more or less, to the point of beginning.

Being the same property conveyed to Margot C. Allen and William Jeffrey Greer, both unmarried, as tenants in common, by deed dated May 10, 2013 from Mark A. Hobbs and wife, Ellen L. Hobbs, of record in Instrument No. 20130513-0047887, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 12, 2014 of record in Instrument No. 20140617-0052755, Register's Office for Davidson County, Tennessee, William Jeffrey Greer, unmarried conveyed his interest in subject property to Margot C. Allen. Margot C. Allen having since married and is now known as Margot Case.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 129 04 0 051 00.
2. All matters appearing on the Plan of record as Book 547, page 142, Register's Office for Davidson County, Tennessee.