Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1218

Karen Johnson Davidson County
Batch# 245892 DEEDWARR
06/20/2019 08:58:05 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20190620-0059365

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn Whelley, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David L. Trowbridge and Erin T. Trowbridge, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being part of Lot No. 6 in the division of the estate of John Hobson, deceased, in the 11th formerly the 18th Civil District of said County, and described as follows: Beginning in the Center of Seymour Avenue, 923 feet easterly from the easterly margin or McFerrin Avenue; thence northerly and parallel with McFerrin Avenue; thence northerly and parallel with McFerrin Avenue 179 feet to a point; thence at right angles and parallel with Seymour Avenue, easterly 50 feet; thence southerly and parallel with McFerrin Avenue, 179 feet to the center of Seymour Avenue; thence with the center of said Avenue 50 feet to the beginning.

Being the same property conveyed to Kathryn Whelley, a single woman by deed from Melissa Pearson and husband, Trent Pearson, dated September 21, 2016, of record in Inst. No. 20160922-0100061, Register's Office for Davidson County, Tennessee. Kathryn Whelley is now married to Christopher Tidwell and he joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1017 Seymour Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of June, 2019.

Kathryn Whelley

Christopher Tidwell

State of Tennessee)
County of Davidson)

On this 18th day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathryn Whelley and Christopher Tidwell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 395,000.00.

Affiant

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Sworn and subscribed before me on this the 18th day of June, 2019.

Notary Public

My Commission Expires: _____

NEW OWNER:
David L. Trowbridge
1017 Seymour Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
083-05-0-008.00

NEW OWNER