39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 246352 DEEDWARR
06/20/2019 12:52:49 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20190620-0059680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/3/20
(AFFIX SEAL)

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0416

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
April Banker Teresa Pugh	Keller Mortgage	Map: 106 15-0 034.00
(NAME) 913 Crownhill Dr.	(NAME) 4725 Lakehurst Ct. Ste. 400	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Dublin, OH 43016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($265,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELLEN W. DORRIS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

APRIL BANKER, AN UNMARRIED WOMAN AND TERESA PUGH, AN UNMARRIED WOMAN, AS JOINT TENANTS

HEREINAFTER CALLED THE GRANTEES, 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. 43 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Pages 33 and 34, Register's Office for said County.

Said lot fronts 100 feet on the westerly side of Crownhill Drive and runs back 153.7 feet on the north line and 149.1 feet on the south line to a dead line in the rear which measures 131.9 feet.

Being the same property conveyed to Ellen W. Dorris, by Quitclaim deed from E. Donald Dorris, of record in Instrument No. 20050805-0092415, dated August 2, 2005, Register's Office for said County. See also prior deed of record in Instrument Number 20020702-0079232, said Register's Office.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 33 and 34, said Register's Office.

Sewer Easement of record in Book 4236, Page 838, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2959, Page 213, Register's Office for said County.

The signature of Ellen W. Dorris is signed by his/her duly appointed Attorney-in-Fact, Brenda Brown, pursuant to the Power of Attorney of record in Instrument Number 20190614-0057459, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 913 Crownhill Dr., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 19th day of June, 2019.

Ellen W. Dorris by Brenda Brown, Attorney in Fact
Ellen W. Dorris, by Brenda Brown, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Brenda Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Ellen W. Dorris, as his/her Attorney-in-Fact, as the free act and deed of the within named Ellen W. Dorris.

Witness my hand and official seal this 19th day of June, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.