Karen Johnson Davidson County
Batch# 248444 DEEDWARR
06/25/2019 03:02:58 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20190625-0061535

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190500170

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-P-19-535

WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 3/7/23

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynda F. Jones **535 Skyview Drive** **Nashville, TN 37206**	**SAME**	**083-11-072.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ellen L. Ross, Unmarried

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

Lynda F. Jones, A Single Woman

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. 13 on the Plan of Rolling Acres, as of record in Plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 13 fronts 75 feet on the easterly margin of Skyview Drive and runs back 154 feet on the south line and 153.5 feet on the north line to a dead line on which it measures 75 feet.

BEING the same property conveyed to Ellen L. Ross by Warranty Deed from Jessica L. Brown and Seth C. Brown, wife and husband, dated 9/20/12 and recorded 9/24/12 in Instrument Number 20120924-0086574, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **535 Skyview Drive, 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 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 20th day of June, 2019.

Ellen L. Ross by Cindy Evans, Attorney in Fact

Ellen L. Ross by Cindy Evans, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of June, 2019, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of Ellen L. Ross as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Ellen L. Ross

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of June, 2019.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022