THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520896

Karen Johnson Davidson County
Batch# 248633 **DEEDWARR**
06/26/2019 09:42:39 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20190626-0061818

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $499,900.00.

James R Nolan
Affiant

Subscribed and sworn to before me, this 24th day of June, 2019.

Notary Public
My Commission Expires: 1-20-20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James R Nolan 6542 Rolling Fork Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 12901005300

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, **Caroline E. Shore, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James R. Nolan, unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 879, on the Plan of Resubdivision of Lots 1006 & 879 of West Meade Farms Inc., as shown by plat appearing of record in Plat Book 4300, Page 110, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Caroline E. Shore, unmarried by Warranty Deed from Laura M. Ervin and husband, Mark J. Ervin, recorded on the 20th day of December, 2004 in Instrument No. 20041220-0150852, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 2331, Page(s) 102, Plat Book 2663, Page 54 and Plat Book 4300, Page 110.

This is improved property located at 6542 Rolling Fork Drive Nashville TN 37205

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2019.

Caroline E. Shore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caroline E. Shore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2019.

Notary Public

My Commission Expires: _____

