Karen Johnson Davidson County
Batch# 251801 DEEDWARR
07/02/2019 11:02:12 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20190702-0064456

Commitment Number: RFTN-28723

After Recording, Return To:
Anchor Title, LLC
6970 Moores Lane
Brentwood, TN 37027

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
John P. Maison and **Cynthia L. Maison**, 806 Potter Lane, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-12-0-122.00

GENERAL WARRANTY DEED

Molly Gaines who took title as Molly Grace Choate and **Richard Gaines**, hereinafter grantors, whose tax-mailing address is **1015 Nelson Merry St., Apt 496, Nashville, TN 37203**, for **$499,900.00** (Four Hundred Ninety Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **John P. Maison, Jr.** and **Cynthia L. Maison, husband and wife**, hereinafter grantees, whose tax mailing address is **806 Potter Ln., Nashville, TN 37206**, the following real property:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows: Being Lot No. 152 on the Plan of Section Five, Rosewood Heights, of record in Plat Book 2331, Page 39, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Molly Grace Choate and Richard Gaines, both unmarried by Warranty Deed from Ehren Ebbage and Anna Ebbage, husband and wife, dated September 14, 2015 and recorded September 18, 2015 as Instrument No. 20150918-00095135, Register's Office for Davidson, Tennessee.

Property Address is: 806 Potter Lane, Nashville, TN 37206

DERIVATION CLAUSE

Being the same property conveyed to Moly Grace Choate and Richard Gaines ,both unmarried by Warranty Deed from Ehren Ebbage and Anna Ebbage, husband and wife, dated September14,2015 and recorded September18,2015 as Instrument No .2015091800095135, Register's Office for Davidson, Tennessee.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on JUNE 13TH, 2019:

Molly Gaines who took title as Molly Grace Choate

Molly ~~Gains~~ GAINES who took title as Molly Grace Choate MG

Richard Gaines

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on JUNE 13TH, 2019 by **Molly ~~Gains~~ GAINES who took title as Molly Grace Choate** MG and **Richard Gaines** who are personally known to me or has/have produced state or government photographic ID as identification and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

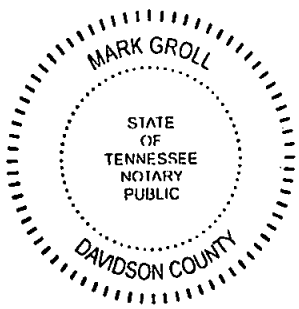
State of TN
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $499,900.00 , which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13th day of JUNE, 2019.

(Seal)



Affiant

Richard Gaines
Print Name

Notary Public

My commission expires:

3/7/23

MARK GROLL
Print Name