Karen Johnson Davidson County
Batch# 253119 DEEDWARR
07/05/2019 11:37:21 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20190705-0065783

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190600192

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of June, 2019

Notary Public

DIANNE M. CATES NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

MY COMMISSION EXPIRES: 2/25/20

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
Rachel Rome **1509 Cahal Ave.** **Nashville, TN 37206**	Same as owner	072-14-0-247.00

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,

Kwame Asare and wife, Serwaa Asare

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

Rachel Rome, a married 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 the 11th formerly the 18th, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Cahal Avenue 104.75 feet westerly from the westerly margin of Northview Avenue; thence, north 1-1/2 deg east and parallel to Northview Avenue 200 feet to a point 73.5 feet south of the southerly line of Lot No. 1 in Coggin's First Addition, of record in Book 421, Page 33, Register's Office for Davidson County, Tennessee; thence, westerly parallel with same 50 feet to the westerly line of the lot conveyed to Sam A. High, by deed of record in Book 417, Page 277, said Register's Office; thence, with the easterly line of this property, south 1-1/2 deg. West 200 feet to the northerly margin of Cahal Avenue; thence westerly with same, 50 feet to the beginning.

BEING the same property conveyed to Kwame Asare and wife, Serwaa Asare by Warranty Deed from George Ford, unmarried, dated 5/26/05 and recorded 5/31/05 in Instrument No. 20050531-0060861, 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 **1509 Cahal Ave., 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 28th day of June, 2019.

Kwame Asare

Serwaa Asare

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kwame Asare and Serwaa Asare the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of June, 2019.

Commission Expires:_____

Notary Public

