RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911881

WARRANTY DEED

Karen Johnson Davidson County
Batch# 253986 DEEDWARR
07/09/2019 09:37:02 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20190709-0066600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R Cherry Jr and Ann M Cherry 2914 Clare Avenue Nashville, TN 37209	Same address as new owner	092 06 0 148.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LEON MATHIS AND WIFE, LINDA F MATHIS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JAMES R. CHERRY JR. AND ANN M. CHERRY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, the westerly 36 -1/2 feet of Lot 1, of Block No. 14, on the Map of Fisk University Place, of record in Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 1 fronts 36-1/2 feet on the northerly margin of Clare Street and extends back 116 feet, more or less, on the easterly and 116 feet on the westerly line, with the easterly margin of 30th Avenue North, formerly Garnet Street, to an alley measuring 36-1/2 feet thereon.

Being that same property conveyed to Leon Mathis and wife, Linda F. Mathis, by Warranty Deed from Ronnie D. Taylor, the Heir at Law of Omer Lee Taylor, dated May 1, 2000 and recorded in Instrument No. 200005020043821, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2914 Clare Avenue, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of June, 2019.

Leon Mathis
LEON MATHIS

Linda F. Mathis
LINDA F MATHIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Leon Mathis and wife, Linda F Mathis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of June, 2019.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

