Karen Johnson Davidson County
Batch# 255790 DEEDWARR
07/11/2019 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,290.93
20190711-0067751

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $348,900.00. Affiant Subscribed and sworn to before me, this the 9th day of July, 2019. Notary Public My commission expires: 12/15/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Morlando Sarah Posch	New Owner	08115046000
2108 Scovel Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH RANDOLPH, AN UNMARRIED WOMAN AND CLARK FINLEY, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW THOMAS MORLANDO, AN UNMARRIED MAN AND SARAH JAMES POSCH, AN UNMARRIED WOMAN, JOINT TENANTS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly 41 feet front and 40 feet rear of Lot No. 23 on the Plan of George Shields' First Addition to North Nashville, as of record in Book 57, page 62, Register's Office for said County.

Said part of Lot No. 23 fronts 41 feet on the northerly side of Scovel Street and run back between lines 140 feet to an alley, measuring 40 feet thereon.

Being the same property conveyed to Edward Earl Clayton and wife, Patricia Christman Clayton by Warranty deed from Administrator of Veterans Affairs of record in Book 5675, page 335, Register's Office for Davidson County, Tennessee, dated November 4, 1980 and recorded on November 7, 1980.

Being the same property conveyed to Patricia Christman Clayton by Quitclaim deed from Edward Earl Clayton of record in Instrument No. 20070427-0050524 Register's Office for Davidson County, Tennessee, dated April 17, 1986 and recorded on April 27, 1986, Scrivener's Affidavit of record at Instrument No. 20180711-0067030.

Being the same property conveyed to Olympus Development, LLC by Warranty deed from Patricia C. Bailey, a married woman of record in Instrument No. 20180711-0067031 Register's Office for Davidson County, Tennessee, dated July 5, 2018 and recorded on July 11, 2018.

Being the same property conveyed to Sarah Randolph, an unmarried woman and Clark Finley, a married man by Warranty deed from Olympus Development, LLC of record in Instrument No. 20180806-0077234 Register's Office for Davidson County, Tennessee, dated August 2, 2018 and recorded on August 6, 2018.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2108 Scovel Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2019.

Sarah Randolph

Clark Finley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah Randolph and Clark Finley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY