Karen Johnson Davidson County
Batch# 257307 DEEDWARR
07/16/2019 09:14:19 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20190716-0069244

WARRANTY DEED

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of July, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Casey L. Melton	new owner	72-3-12
(NAME)	(NAME)	
1311 Stratford Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191845

For and 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, I/we, **Scott B. Harris and Elizabeth L. Harris, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Casey L. Melton, a married man**, 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. :

Certain real property situate in Davidson County, Tennessee, being the westerly one-half of Lot No. 258 on the Plan of Inglewood Place, as of record in Plat Book 332, page 101 Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said westerly part of Lot No. 258 fronts 50 feet on the northerly side of Stratford Avenue and extends back 307.8 feet on the easterly line and 324.8 feet on the westerly line, to a line in the rear, measuring 52.7 feet thereon.

BEING the same property conveyed to Scott B. Harris and wife, Elizabeth L. Harris by Warranty Deed from Richard Franklin Love, unmarried dated April 19, 1994 and filed of record in Book 9320, page 500, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1311 Stratford Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter. - Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 332, PAGE 101, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BR-19-1311

Witness my hand this 12th day of July, 2019

Scott B. Harris

Elizabeth L. Harris

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Scott B. Harris and Elizabeth L. Harris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th of July, 2019.

Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires