WARRANTY DEED

Karen Johnson Davidson County
Batch# 258390 DEEDWARR
07/18/2019 08:07:56 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20190718-0070170

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

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 15th day of July, 2019.

Notary Public

My commission expires: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christine Moore	new owner	**Map 083-14-0 Parcel 140.00**
1804 Russell Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Caroline L. Eley, now known as Caroline Eley Creson, married

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

Christine Moore, 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 Davidson County, Tennessee, being Lot No. 64 Block B on the Subdivision of Priest Home Place, of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Caroline L. Eley, an unmarried woman, by Deed dated July 13, 2015 from Robert R. Barrett, a single man and Andrew R. Peterson, a single man, as joint tenants with rights of survivorship, of record in Instrument No. 20150714-0068253, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 161, Page 102, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Joint Driveway Easement of record in Book 8228, Page 915, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

THE conveyance of the above described parcel of land is subject to the following:

The Plan of record in Plat Book 161, Page 102, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Joint Driveway Easement of record in Book 8228, Page 915, said Register's Office.

This is improved (____) Unimproved (____) property, known as **1804 Russell Street, Nashville, TN 37206**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-1901804

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 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 my/our hand(s) this **15th** day of **July, 2019.**

Caroline Eley Creson

Caroline L. Eley, now known as Caroline Eley Creson, married

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Caroline L. Eley, now known as Caroline Eley Creson, married,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **July, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21