RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 259747 DEEDWARR
07/22/2019 08:42:48 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00

20190722-0071278

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,000.00.

Affiant

Subscribed and sworn to me on July 19, 2019.

NOTARY PUBLIC

My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32591

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daphne Ann Davidson 1605 Brockton Lane Nashville, TN 37221	SAME ADDRESS AS NEW OWNER	141-5-A-565 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kelly Booth (formerly known as Kelly Hedrick) and husband, Alexander Kent Booth, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Daphne Ann Davidson, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 565, as shown on the map entitled Avondale Park, Phase 3, Section 1, of record in Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kelly Hedrick, a single woman, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20160803-0080242, recorded on August 3, 2016, Register's Office for Davidson County, Tennessee.

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

1. 2019 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 2008123-0117452, amended in Instrument No. 20090331-0028791 and Instrument No. 2010223-0102254, said Register's Office.
3. Agreement for Dedication of Ingress/Egress Easement of record in Instrument No. 20080701-0067905, said Register's Office.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20141202-0110280, said Register's Office.
5. Agreement for Dedication of Public Utility Easement of record in Instrument No. 20080701-0067906, said Register's Office.
6. Agreement for Dedication of Easement for Sewer Line of record in Book 7601, page 400, said Register's Office.
7. Agreement for Dedication of Easement for Water Line of record in Book 5738, page 819, said Register's Office.
8. Stormwater Detention Agreement of record as Instrument No. 20070423-0047722, said Register's Office.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1605 Brockton Lane, Nashville, TN 37221.

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, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Alexander Kent Booth, husband of Kelly Booth, is executing this Instrument in order to convey any and all marital interest he may have in the subject property.

WITNESS my/our hand(s) this 19th day of July, 2019.

Kelly Booth

Kelly Booth

Alex Kent Booth by Kelly Booth, His attorney in fact

Alexander Kent Booth by
Kelly Booth, His Attorney-In-Fact

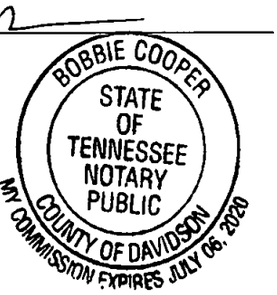
STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 19, 2019, before me personally appeared Kelly Booth to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July 19, 2019.

NOTARY PUBLIC

My Commission Expires: _____



STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 19, 2019, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly Booth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Alexander Kent Booth, as his Attorney in Fact, as the free act and deed of the within named Alexander Kent Booth.

NOTARY PUBLIC

My Commission Expires: _____

