WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary C. Henricks	Mary C. Henricks	156-02-0-021.00
(NAME)	(NAME)	
640 Harpeth Knoll Road	640 Harpeth Knoll Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Kelsey R. Mayo and Cameron T. Mayo, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary C. Henricks,** Single, 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. 389 of Harpeth Valley Park, Section 3, as shown on the plan of record in Book 4175, page 15, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 389 fronts 80.0 feet on the easterly side of Harpeth Knoll Road, and extends back between lines 327.5 feet on the northerly line and 307.7 feet on the southerly line, to a line in the rear on which it measures 82.4 feet thereon.

Being the same property conveyed to Kelsey R. Mayo and Cameron T. Mayo, wife and husband, by Warranty Deed from Robert Elliott and wife, Karen Elliott, dated April 7, 2017, of record in Instrument No. 20170413-0036046, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 640 Harpeth Knoll Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 262190 **DEEDWARR**
07/25/2019 11:10:30 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20190725-0073150

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 we do covenant with 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 4175, page 15; Restrictions of record in Book 3857, page 858 and Book 4237, page 179; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 22nd day of July, 2019.

Kelsey R. Mayo

Cameron T. Mayo

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kelsey R. Mayo and Cameron T. Mayo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 22nd day of July, 2019.

Notary Public
My Commission Expires: _____

File No.: 29686

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023