WARRANTY DEED

Karen Johnson Davidson County
Batch# 262466 DEEDWARR
07/26/2019 09:11:50 AM 2 pgs
Fees: $13.00 Taxes: $469.90

20190726-0073576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF July, 2019

Notary Public

MY COMMISSION EXPIRES: November 5, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Home Advantage Properties, LLC	Home Advantage Properties, LLC	
(NAME)	(NAME)	
5039 Suter Dr.	P.O. Box 121465	147-1-19
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37212	
(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, **MARY K. MAY, UNMARRIED AND ROBERT A. MAY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOME ADVANTAGE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 244 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, Page 16, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary K. May, a Widow and Robert A. May, unmarried by Quitclaim Deed from John T. Cook, Trustee, recorded on the 9th day of August 2007 of record in Instrument No. 20070809-0095137 and corrected in scrivener's affidavit of record in Instrument No. 20101104-0088340, Register's Office for Davidson County, Tennessee. Affidavit of Heirship recorded in Instrument No. 20110511-0035991 vesting title in Mary K. May, a Widow and Robert A. May, unmarried.

This was never the marital residence for Robert A. May.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5039 Suter Dr., Nashville, TN 37211
(House Number) (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 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.

Witness my hand this 24 day of July, 2019

Mary K. May

MARY K. MAY

Robert A. May

ROBERT A. MAY

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary K. May and Robert A. May, the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal this 24th day of July, 2019.

Commission expires:

STATE OF MISSISSIPPI
EMILY OWENS
ID No.
125544
NOTARY PUBLIC
Comm Expires
September 26, 2022
DESOTO COUNTY

Emily Owens

Notary Public