39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 273557 DEEDWARR
08/19/2019 03:12:11 PM 2 pgs
Fees: $13.00 Taxes: $1,607.65

20190819-0083049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON ANGELA Y. POSTON-WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Karen McCarty	F & M Bank	172 05 0C 015.00
(NAME)	(NAME)	
1632 Elysian Way	50 Franklin St	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kelli A. Nelson, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karen Ramos McCarty, a single 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. 15 on the plan of Lochaven of record in Instrument. No. 20150414-0032949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kelli A. Nelson, an unmarried woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated September 21, 2015 and recorded September 25, 2015 in Instrument No. 20150925-0097748, in said Register's Office for Davidson County, Tennessee.

Subject property was never marital residence of Grantor or Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1632 Elysian Way, Brentwood, TN 37027

File Number: FND-1907246SSO

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 our hands this 15 day of August, 2019

Kelli A. Nelson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kelli A. Nelson, a married woman, the 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 and official seal, this the 15th of August, 2019.

Notary Public

My Commission Expires: 7-17-21

(SEAL)



File Number: FND-1907246SSO