# WARRANTY DEED

Karen Johnson Davidson County
Batch# 276663 DEEDWARR
08/27/2019 08:46:33 AM 2 pgs
Fees: $13.00 Taxes: $865.80

20190827-0085987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0625

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Sandra Moyer, an unmarried woman | new owner | Map: 10808024100 |
| (NAME) 1419 Quail Run | (NAME) | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-FOUR THOUSAND AND NO/100 DOLLARS ($234,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**CHELSEA ELIZABETH WILLIAMS, AN UNMARRIED WOMAN,**

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

**SANDRA MOYER, AN UNMARRIED 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. 4 on the Plan of Section 6, Trailwood of record in Plat Book 6200, Page 863, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chelsea Elizabeth Williams, an unmarried woman, by deed from Derek J. Harrison, an unmarried man, of record in Instrument No. 20170131-0010398, dated January 26, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 863, said Register's Office.

Deed of Easement of record in Book 7375, Page 672, said Register's Office.

Sewer Easement to Metropolitan Government of record in Book 5795, Page 181, said Register's Office.

Deed of Conveyance for Sewer of record in Book 5807, Page 381, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5728, Page 298, amended in Book 6128, Page 361, Book 6426, Page 153, Book 8078, Page 521 and Book 10413, Page 344, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1419 Quail Run, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-YRES-19-1419

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 20th day of August, 2019.

Chelsea Elizabeth Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chelsea Elizabeth Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 20th day of August, 2019.

My Commission Expires: 5.2.22

Notary Public

