Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 284406 DEEDWARR
09/11/2019 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20190911-0092075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $328,000.00.

Affiant

Subscribed and sworn to before me this 11th day of September, 2019.

Notary Public
My Commission Expires:
3.8.2021

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

2019-186

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lindsay Victoria Beebe	Citizens Bank, N.A.	
119 Port Drive	One Citizens Plaza	042-14-0-013.00
Nashville, TN, 37115	Providence, RI 02903	

WARRANTY DEED

For and in 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

Zachary Travis and Rebekah Travis, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Lindsay Victoria Beebe, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Sherry Heights, Section III of record in Plat Book 2331, Page(s) 126 and 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 92 fronts 155.5 feet on the Easterly side of Port Drive and runs back between lines 145.0 feet on the Northerly line and 328.0 feet on the Southerly line to a dead line in the rear, on which it measures 292.3 feet

Being the same property conveyed to Zachary Travis and Rebekah Travis, husband and wife by Warranty deed from Ronnie Carl Carter and wife, Janet Carter, Nelda Jean Tully, a married woman, Michael H. Alexander, Sr., an unmarried man, and Michael H. Alexander, Sr., Executor of the estate of Carl Eugene Carter of record in Instrument No. 20150720-0070545 Register's Office for Davidson County, Tennessee, dated July 16, 2015 and recorded on July 20, 2015.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **119 Port Drive, Nashville, TN 37115.**

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

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 11th day of September, 2019.

Zachary Travis

Rebekah Travis

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 Zachary Travis and Rebekah Travis, 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 at Nashville, Tennessee, this 11th day of September, 2019.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (*Signer's Name*), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (*Notary's Name*), a notary public for this county and state, Robert L. Scruggs (*Signer's Name*), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

