Karen Johnson Davidson County
Batch# 287920 DEEDWARR
09/18/2019 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190918-0094846

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

G-VRES-19-2905

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Mason	New Owner	
(NAME)	(NAME)	**072-10-0-042.00**
2905 Scott Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH C. LESLIE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH MASON, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of Lot No. 24 on the Plan of Keller' s Subdivision of the Maxey Homeplace, as of record in Book 421, page 86, said Register's Office, Davidson County, Tennessee.

Beginning at a point in the Westerly margin of Scott Avenue, being the Northwest corner of property conveyed to Billie D. Weaver and wife by deed from James W. Robertson and wife, of record in Book 2696, Page 619, said Register' s Office, thence along the Weaver's North line Westerly 160 feet, more or less to a point in the line of Lots Nos. 23 and 24, Weaver's Northwest corner; thence with the line between Lots No. 23 and 24 Northerly 50 feet to a point; thence Easterly 160 feet, more or less, with the original Northerly line of the tract conveyed to the Grantors by deed of record in Book 1273, page 100, to the Westerly margin of said Scott Avenue, thence with the margin of the same, Southerly 50 feet to the beginning.

Being the same property conveyed to Joseph C. Leslie, unmarried man by Special Warranty deed from Residential Funding Corp. of record in Instrument No. 20081104-0109602 Register's Office for Davidson County, Tennessee, dated October 13, 2008 and recorded on November 04, 2008.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 86, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2905 Scott Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17th DAY OF SEPTEMBER, 2019.

Joseph C. Leslie by Kate Nyquist, Attorney in Fact

Joseph C. Leslie by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH C. LESLIE, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH C. LESLIE.

Witness my hand and official seal, this the 17th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY