WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Harriett A. Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2019

Barbara Collins
Notary Public

MY COMMISSION EXPIRES: 11-26-2022

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY BARBARA COLLINS

My Commission Expires Nov. 26, 2022

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jan M. Walters	Same as New Owner	084-12-0-128.00
(NAME)	(NAME)	
3217 Knobdale Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I, **Harriett A. Warren, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jan M. Walters, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 48 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee. Said Lot No. 48 fronts 115 feet on the westerly side of Knobdale Road and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Charles E. Warren, unmarried, by Warranty Deed from Tom W. Smith and wife, Frances W. Smith, dated June 23, 1965, of record in Book 3906, page 645, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Charles E. Warren and wife, Harriett A. Warren, by Warranty Deed from Charles E. Warren, dated November 18, 1977, of record in Book 5224, page 506, Register's Office for Davidson County, Tennessee. The said Charles E. Warren having since died and subject property being vested in Harriett A. Warren as the surviving tenant by the entirety.

unimproved ☐

This is improved ☑ property, known as 3217 Knobdale Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 288853 DEEDWARR
09/20/2019 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20190920-0095799

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 1835, page 91; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 18th day of September, 2019.

Harriett A. Warren

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Harriett A. Warren, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Hermitage, Tennessee, this 18th day of September, 2019.

Barbara Collins
Notary Public
My Commission Expires: 11-26-2022

File No.: 30042

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)