RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912483

WARRANTY DEED

Karen Johnson Davidson County
Batch# 292281 DEEDWARR
09/27/2019 10:58:34 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20190927-0098497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie C. Wix and husband, Michael Wix 931 30th Avenue N Nashville, TN 37209	Same address as new owner	092 06 0 006.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Fifteen Thousand and 00/100 Dollars ($515,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES RANDELL CHERRY JR. AND WIFE, ANN MARIE CHERRY, AND ZACHARY LANE TAYLOR**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JULIE C. WIX AND MICHAEL WIX**, wife and husband, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of George I. Waddy's Subdivision of Blocks 16 and 26 of Midway Plan of record in Plat Book 421, Page 55, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to James Randell Cherry, Jr., and Ann Marie Cherry, a married couple and Zachary Lane Taylor, married by Warranty Deed from C&H Properties, LLC, a Tennessee Limited Liability Company dated 9/25/2018, recorded 9/28/2018, of record in Instrument No. 20180928-0096417, in the Register's Office for Davidson County, Tennessee.

Being that same property conveyed to C & H Properties, LLC, a Tennessee limited liability Company by Warranty Deed from James R. Davis, a married man, dated July 30, 2018 and recorded at Instrument Number 20180731-0074585, Register's Office for Davidson County, Tennessee.

Previously being that same property conveyed to James R. Davis, by Warranty Deed from William K. Wade, dated August 21, 2008 and recorded at Instrument No. 20080826-0087681, said Register's Office.

The address of the herein described property is believed to be 931 30th Avenue N, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of September, 2019.

JAMES RANDELL CHERRY JR.

ANN MARIE CHERRY

ZACHARY LANE TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James Randell Cherry Jr. and Ann Marie Cherry and Zachary Lane Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of September, 2019.

Notary Public

Cheryl M Rodgers
Printed Notary Name

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 12-22-19