Karen Johnson Davidson County
Batch# 295732 DEEDWARR
10/03/2019 11:48:30 AM 2 pgs
Fees: $13.00 Taxes: $832.13
20191003-0101265

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. G19-6539

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cherlyle Moore-Brown and Candace Thomas (NAME)	Same as above (NAME)	050-15-0-101
3230 Crislynndale Dr (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Marcia N. Jordan, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cherlyle Moore-Brown, a single woman and Candace Thomas, a single 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:

Being Lot No. 538 on the Plan of Parkwood Estates, Section III, of record in Book 3300, Page 31, Register's Office for said County.

Said Lot No. 538 fronts 70 feet on the easterly side of Crislynndale Drive and runs back 134.5 feet on the northerly line and 187.8 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 164.8 feet thereon.

Being the same property conveyed to Sherman L. Jordan and wife, Marcia N. Jordan by Deed dated December 14, 1979, recorded December 19, 1979, in Book 5545, Page 574, in the Register's Office of Davidson County, Tennessee. The said Sherman L. Jordan died February 15, 2013 leaving Marcia N. Jordan as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3300, Page 31, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 3313, Page 402, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3230 Crislynndale Drive, Nashville, TN 37207.

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. Whenever 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 30th day of September, 2019.

Marcia N. Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2019, before me personally appeared Marcia N. Jordan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2019.

Notary Signature
My commission expires: 3/21/25

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066