FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **409,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **10/25/2019** Notary Public MY COMMISSION EXPIRES: 07/06/20 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2488

Karen Johnson Davidson County
Batch# 307143 **DEEDWARR**
10/28/2019 02:36:34 PM 2 pgs
Fees: $13.00 Taxes: $1,513.30

20191028-0110346

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharri Lynn Maynard	New Owner	**094-03-0-010**
(NAME) **223 Riverside Drive**	(NAME)	
(ADDRESS) **Nashville, TN, 37206**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bryan M. Raitt and Anna L. Raitt, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sharri Lynn Maynard, a single woman** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of Land located in Davidson County, Tennessee described as follows:

Being the westerly 125 feet of Lot No. 24 on the plan of Fortland Park, section 1 as of record in Book 2663, page 61 Register's Office of Davidson County, Tennessee, Said Part 24 fronts 75 feet on the easterly side of Riverside Drive and extends back between parallel lines 125 feet to a dead line.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-CL-19-223

Being the same property conveyed to Bryan M. Raitt and wife, Anna L. Raitt by Deed dated September 25, 2013 from Keith Cole and wife, Natosha Cole, recorded October 3, 2013, in Instrument Number 20131003-0103986, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **223 Riverside Drive, Nashville, TN 37206**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **October, 2019**.

Bryan M. Raitt

Anna L. Raitt

STATE OF **TENNESSEE**
COUNTY OF Williamson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Bryan M. Raitt and Anna L. Raitt**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **25th** day of **October, 2019**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY