Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 316393 DEEDWARR
11/15/2019 12:35:58 PM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20191115-0118129

M ALEXIS MENDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 05/03/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carolyn M. Bush Matthew Cronin	NEW OWNER	07206033400
(NAME)	(NAME)	
1501 Woodland St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ashley Oros and Andrew David Robinson, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carolyn M. Bush and Matthew Cronin, wife and husband,** 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:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Inst # 20140827-0078137, ID# 07206033400, being known and designated as follows:

Land in Davidson County, Tennessee, being described as the Easterly 75 feet of the Southerly 200 feet of Lot No. 83, on the plan of Kenmore Place, of record in Book 332, Page 32, Register's Office of Davidson County, Tennessee. Said part of Lot No. 83, fronts 75 feet on the northerly side of Warner Avenue and runs back between parallel lines 200 feet to a dead line

Being the same property conveyed to Ashley Oros and Andrew David Robinson, wife and husband, by deed of record in Instrument No. 20180604-0053166, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1215 Kenmore Place, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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. 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 hands this 8th day of November, 2019.

Ashley Oros

Andrew David Robinson

State of Tennessee
County of Davidson

Personally appeared before me Ashley Oros and Andrew David Robinson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of November, 2019.

Notary Public _____
My Commission Expires: _____

File No.: 14303

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020