Karen Johnson Davidson County
Batch# 326681 DEEDWARR
12/09/2019 10:17:30 AM 2 pgs
Fees: $13.00 Taxes: $1,146.63
20191209-0126652

WARRANTY DEED

ASHLEY NOFFSINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Jennifer M. Atcher	CAPSTAR BANK	095-07-0-089.00
(NAME)	(NAME)	
2305 Cloverdale Rd.	2002 RICHARD JONES RD #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Donald K. Wilson, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer M. Atcher, 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. 74 on the Plan of MERRY OAKS, as of record in Book 1835, pages 67-68, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 80.1 feet on the southerly side of Cloverdale Road and runs back 229.1 feet on the easterly line and 228.1 feet on the westerly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Donald K. Wilson, unmarried, by Warranty Deed from Pauline A. King, unmarried, dated November 30, 2012, of record in Instrument No. 20130118-0006083, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated; all matters appearing on the Plan of record in Book 1835, pages 67-68, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2305 Cloverdale Rd., Nashville, TN 37214
(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 hand this 6th day of December, 2019.

Donald K. Wilson

Donald K. Wilson

State of Tennessee
County of Williamson

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

WITNESS my hand and official seal at Franklin, Tennessee, this 6th day of December, 2019.

Notary Public
My Commission Expires: _____

File No.: 30638

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)