Karen Johnson Davidson County
Batch# 327070 DEEDWARR
12/09/2019 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,716.80
20191209-0126787

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123626

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson) LT

The actual consideration or value, whichever is greater, for this transfer is: $464,000.00.

Affiant

Subscribed and sworn to before me, this5th day of December, 2019.

Notary Public
My Commission Expires: 10/2/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy Maynard 1204 A 6th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 071-16-0-467.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah R. Fenlaw, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy*Maynard**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *R.

Land in Davidson County, Tennessee, being Lot(s) 118, as shown on the map entitled Oakwood Park, of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SARAH R. FENLAW, by deed from JIMMY CLOKEY AND WIFE, ALLY CLOKEY, of record in Instrument No. 20170227-0019379, dated February 18, 2017, said Register's Office.

Mary Margaret Price joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 071-16-0-467.00.

Matters shown on the Plan of record in Plat Book 421, page 12, said Register's Office.

This is improved property located at 1204 A 6th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2019.

Sarah R. Fenlaw

Mary Margaret Price

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah R. Fenlaw and Mary Margaret Price, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2019.

Notary Public

My Commission Expires: _____

True Copy Certification

I, **Jennifer L. Pennell**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020