WARRANTY DEED

Karen Johnson Davidson County
Batch# 337130 DEEDWARR
01/02/2020 09:43:19 AM 2 pgs
Fees: $13.00 Taxes: $2,519.70

20200102-0000179

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $681,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-6-22

(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
Bethany Massey	Neil Owen	115-07-0-042.00
(NAME)	(NAME)	
5305 B Indiana Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Keith E. Collison, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bethany Massey and Charles N. Massey, 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:

Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Section Four, West Meade Estates, as of record in Book 3300, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 110 feet on the westerly side of West Meade Drive, and extends back 320.7 feet on the northerly line and 339 feet on the southerly line, to a dead line in the rear on which it measures 165.44 feet.

Being the same property conveyed to Keith E. Collison, a married man, by Warranty Deed from Elizabeth S. Graf, an unmarried woman, dated August 16, 2019, of record in Instrument No. 20190822-0084453, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 773 West Meade Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The above referenced property is not and has never been the primary residence of said Grantor.

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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters, including but not limited to easements, appearing on the plan of record in Book 3300, page 61; Easement for sanitary sewers and/or storm drainage of record in Book 4888, page 659; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 30th day of December, 2019.

Keith E. Collison

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Keith E. Collison, 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 Nashville, Tennessee, this 30th day of December, 2019.

Notary Public
My Commission Expires: _____

File No.: 30776

