RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811309

WARRANTY DEED

Karen Johnson Davidson County
Batch# 354597 DEEDWARR
02/06/2020 04:02:30 PM 4 pgs
Fees: $23.00 Taxes: $777.00
20200206-0014204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2020.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
August Carington 6767 Edgeworth Dr. Liberty Township, OH 45011	Same address as new owner	082 07 0 518.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CONSTANCE RENA BRACEY A/K/A CONSTANCE R. BRACEY, AN UNDIVIDED 1/2 INTEREST and ELEANOR D. BARBOUR, AN UNDIVIDED 1/2 INTEREST- AS HEIRS OF ANNIE PERAL BRACEY AND PURSUANT TO ORDER OF THE DAVIDSON COUNTY CHANCERY COURT IN CASE NUMBER 15-0733-I** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AUGUST CARINGTON**, a married man, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of The Nashville Housing Authority Subdivision Number One, of record in Book 3700, Page 42, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Annie Pearl Bracey and Eleanor D. Bracey by deed from Cumberland Builders, Inc., dated October 20, 1971 of record in Book 4546, Page 464, Register's Ofice for Davidson County, Tennessee. Further being conveyed to Annie Pearl Bracey and Eleanor D. Barbour, as joint tenants with right of survivorship by Quit Claim Deed from Leon Sharber, Trustee, of record at Instrument No. 20080610-0059445, said Register's Office. Annie Pearl Bracey, conveyed to her daughter, Constance Rena Bracey, an undivided 1/2 intrest in the subject property, reserving unto Annie Pearl Bracey a Life Estate, unto herself during her natural life, by Warranty Deed

dated September 20, 2010 and recorded at Instrument No. 20111018-0080836, said Register's Office. Annie Pearl Bracey having since died on December 22, 2012.

Pursuant to Order issued June 30, 2017, in the Chancery Court, Part I, Twentieth Judicial District, Metropolitan Nashville and Davidson County, Tennessee, filed on July 20, 2017 in the Office of the Clerk and Master for Davidson County, Tennessee and of record in Instrument No. 20170920-0096593, Register's Office for Davidson County, Tennessee, title to the subject property is vested in Constance Rena Bracey, a/k/a Constance R. Bracey, an undivided 1/2 interest and Eleanor D. Barbour, an undivided 1/2 interest.

The address of the herein described property is believed to be 844 Joseph Avenue, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of January, 2020.

CONSTANCE RENA BRACEY AKA CONSTANCE R. BRACEY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Constance Rena Bracey aka Constance R. Bracey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of January, 2020.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 10/6/21

Eleanor D Barbour
ELEANOR D. BARBOUR

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Eleanor D. Barbour, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of January, 2020.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

Jane Grazer
Printed Notary Name

My commission expires: 8/22/22

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022