Karen Johnson Davidson County
Batch# 356771 DEEDWARR
02/11/2020 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20200211-0015691

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of February, 2020.

Notary Public
My commission expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

04-1912-57478

Address of New Owner:	Send Tax Bills to:	Tax Information:
Timothy B. Shaw 903 Caruthers Ave Nashville TN 37204	New Owner to Warwick Nashville TN 37205	118-01-0-266.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Elizabeth Owens n/k/a Mary Taft, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Timothy B. Shaw, an unmarried man,** hereinafter called the Grantees, their successors 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. 27, on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 27 fronts 50 feet on the southerly side of Caruthers Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Mary Elizabeth Owens by deed from William Howard Landis, Jr. and wife, Judith N. Landis, dated March 13, 1964, recorded March 13, 1964, of record in Book 3703, Page 437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 903 Caruthers Ave, Nashville, TN 37204.

Mary Elizabeth Owens, Mary E. Owens, Mary Owens, Mary Elizabeth Taft, Mary E. Taft and Mary Taft are one and the same.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of February, 2020.

Mary Taft

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary Taft**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 10th day of February, 2020.

Notary Public
State of Tennessee at Large

My Commission expires: 3/31/2020

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Revised 10/16/2004

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

