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# WARRANTY DEED

Karen Johnson Davidson County
Batch# 361725 DEEDWARR
02/24/2020 08:50:26 AM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20200224-0019913

File No. AT000006

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) Jan 8, 2024

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Colleen Dolan | New owner | |
| (NAME) | (NAME) | |
| 202 Scott Avenue | | 083-06-0-198.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 37206 | | |
| (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, **Amy Frances Moore, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colleen Dolan, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**The following described property located in Davidson County, Tennessee, to-wit:**

**Part of Lot C on the Plan of First Subdivision of Brownsville, as shown on plat of record in Book 21, Page 112, in the Register's Office for Davidson County, Tennessee, and more particularly described according to the survey made by Norris H. Hickerson, Surveyor, on April 26, 1954, as follows:**

**Beginning at a point in the easterly margin of Scott Avenue, said point being 50.0 feet north from the southwest corner of said Lot C; thence North along the easterly margin of Scott Avenue 50.0 feet to an iron pin; thence Easterly 150.0 feet to an iron pin; thence Southwardly 50.0 feet to an iron pin; thence Westwardly 150.0 feet to an iron pin, which is the point of beginning.**

**Being the same property conveyed to Amy Frances Moore by Warranty deed from Jon Winn and Ashley Winn, husband and wife of record in Instrument No. 20171019-0107181 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 19, 2017.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 202 Scott Avenue, Nashville, TN 37206

(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 19th day of February, 2020.

Amy Frances Moore

Amy Frances Moore

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Frances Moore, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 19th day of February, 2020.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23