Karen Johnson Davidson County
Batch# 368195 DEEDWARR
03/05/2020 03:06:48 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20200305-0025102

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2020.

Notary Public

My commission expires: September 7, 2021

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Karesh	SWBC MortgageCorp	061-14-0-080.00
1064 Horseshoe Drive	9311 San Pedro #100	
Nashville, TN 37216	San Antonio TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY ANDERSON FKA MARY E. ALLISON, MARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT KARESH, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 33 on the Plan of Locust Grove Estates of record in Plat Book 1424, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 60 feet on the South side of Horseshoe Drive, and extends back between lines, 174.55 feet on the West line and 174.7 feet on the East line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Mary E. Allison by Warranty deed from I, Hung Chen, Married of record in Instrument No. 20110909-0069964 Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on September 09, 2011.

Grantor is married but property is not a marital residence or residence of the Grantors spouse.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-WW5-20-1064

The address of the herein described property is believed to be 1064 Horseshoe Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2020.

Mary Anderson fka Mary E. Allison

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 Mary Anderson FKA Mary E. Allison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the of , a , and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021