Karen Johnson Davidson County
Batch# 379963 DEEDWARR
03/31/2020 11:11:26 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20200331-0034363

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me this 12th day of March, 2020.

Notary Public
My Commission Expires: 12-4-21

2020-109

Address of New Owner:	Send Tax Bills to:	Tax Information:
Catherine Watkins & Andrew Ainsworth	First Bank	
1119 Marion Avenue	318 Seaboard Lane, Ste 205	061-15-0-337.00
Nashville, TN, 37216	Franklin, TN 37067	

WARRANTY DEED

For and in 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, we

Melissa Marie Moss, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Catherine Watkins and Andrew Ainsworth, both unmarried,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

All that certain lot, parcel or tract of land, situate and lying in the City of Nashville , County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 286 fronts 100 feet on the Northerly side of Marion Avenue and runs back 271.5 feet on the Easterly line with the Westerly side of Katherine Street and 305.2 feet on the Westerly line to the Southerly side of Newman Avenue, and fronts 105.6 feet thereon.

Included but Excluded from the above description are the following tracts conveyed by deeds of record in Book 2394, Page 19 and Book 2877, Page 221;

Tract 1: Being a part of Lot No. 286 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's office of said County.

Said part of said lot beginning at a point in the Easterly line 188.5 feet from the Southeast corner of said lot, thence Northerly with said line 10 feet to a point being the Southeast corner of part of said lot heretofore conveyed to Mary M. Porch by Ella H. Porch, thence in a Westerly direction with the Southern line of that part of said lot heretofore conveyed to Mary M. Porch by deed from Mrs. Ella H. Porch and parallel with the Southerly line of said lot 100 feet to a point in the Westerly line being the Southwest corner of the

said lot heretofore conveyed to Mary M. Porch by Ella H. Porch, thence Southerly with the said Westerly line 15 feet to a point therein, thence in an Easterly direction to the point of the beginning.

Tract 2: Being the Northern portion of Lot 286 on the Plan of Inglewood Place as of record in Book 332, Page 101, Register's Office for said County.

Said tract of land being more particularly described as beginning at the Northeast corner of said lot 286 and running with Newman Avenue in a Westerly direction 105.6 ft. to the Northwest corner of said lot 286; thence in a Southerly direction with the West property line of said lot 286, 117 feet to a point; thence in a Easterly direction parallel with the South line of said lot 286,100 R. to a point; thence in a Northerly direction with Katherine Street 83 ft. to the point of beginning.

Being the same property conveyed to Melissa Marie Moss, unmarried by Quitclaim deed from Brendan Moss, unmarried of record in Instrument No. 20190325-0026684 Register's Office for Davidson County, Tennessee, dated March 08, 20194 and recorded on March 25, 2019. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1119 Marion Ave Nashville, Tennessee 37216.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1119 Marion Avenue, Nashville, TN 37216.**

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 our hands this 12th day of March, 2020.

Melissa Marie Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Marie Moss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 2020.

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

