RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

JAMES A. WAECHTER DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 409115 DEEDWARR
06/02/2020 01:14:11 PM 2 pgs
Fees: $13.00 Taxes: $1,126.65

20200602-0056564

State of Tennessee
County of _____

The actual consideration or value, whichever is greater, for this transfer is **$304,500.00.**

_____
Affiant

Subscribed and sworn to before me, this the 1 day of June, 2020.

_____
Notary Public

My commission expires: 1-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SCOTT MATTHEW MARQUART AND FERRIN ELIZABETH LAWRENCE	OWNER	071-12-0-201.00
915 Oneida Avenue		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEVEN W. ABERNATHY AND WIFE, KAREN G. ABERNATHY AND STERLING C. ABERNATHY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTT MATTHEW MARQUART AND FERRIN ELIZABETH LAWRENCE, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 101, as shown on the map entitled Victory Heights Subdivision, of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEVEN W. ABERNATHY AND WIFE, KAREN G. ABERNATHY AND STERLING C. ABERNATHY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from CREEKWOOD PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20120216-0013830, dated February 10, 2012, said Register's Office.

STEVEN W. ABERNATHY IS ALSO KNOWN AS STEVEN ABERNATHY.
KAREN G. ABERNATHY IS ALSO KNOWN AS KAREN ABERNATHY.
STERLING C. ABERNATHY IS ALSO KNOWN AS STERLING ABERNATHY.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 915 Oneida Avenue, Nashville, TN 37207.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 1ST day of JUNE, 2020.

STERLING C. ABERNATHY

State of Tennessee)
County of Davidson)

On this 1ST day of JUNE, 2020, before me personally appeared, **STERLING C. ABERNATHY**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 5-9-2023

Notary Public

Steven W. Abernathy by Sterling C. Abernathy, His Attorney in fact
STEVEN W. ABERNATHY
BY: STERLING C. ABERNTHY, HIS ATTORNEY IN FACT

Karen G. Abernathy by Sterling C. Abernathy Her ATTORNEY IN FACT
KAREN G. ABERNATHY
BY: STERLING C. ABERNTHY, HER ATTORNEY IN FACT

State of Tennessee)
County of Davidson)

On this 1ST day of JUNE, 2020, before me personally appeared STERLING C. ABERNATHY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **STEVEN W. ABERNATHY AND WIFE, KAREN G. ABERNATHY**, and who acknowledged that he executed the same as the free act and deed of **STEVEN W. ABERNATHY AND WIFE, KAREN G. ABERNATHY.**

Witness my hand, at office, this 1ST day of JUNE, 2020.

Notary Public

My commission expires: 5-9-2023