This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4711

Karen Johnson Davidson County
Batch# 424647 DEEDWARR
06/23/2020 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20200623-0067726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $695,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2020.

Notary Public
My Commission Expires: 3/8/2021

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Johnston Saffold Kimberly Sue Saffold 11 Fox Vale Lane Nashville, TN 37211	Primary Residential Mortgage, Inc 1480 North 2200 West MAC 1003 Salt Lake City, UT 84116	177-00-0-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Richard A. Markham and Debra L. Markham, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David Johnston Saffold and Kimberly Sue Saffold, husband and wife**, 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. 6 on the Plan of Boundary and Subdivision, Lots 1, 3, 6, 10, 11, 12, 21 and 24, Fox Hollow Farms of record in Plat Book 9700, Page 292 and Surveyor's Certificate of Correction in Book 10371, Page 516, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard A. Markham and Debra L. Markham, by deed from Charles E. Estes and Janet D. Estes, of record in Instrument No. 20020402-0039556 and re-recorded in Instrument No. 20020626-0076867, Register's Office for Davidson County, Tennessee, dated March 27, 2002 and recorded on April 2, 2002. (Value or consideration shown in aforementioned deed $375,000.00.)

This is improved property located at: **11 Fox Vale Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2020.

GRANTOR:

Richard A. Markham

Debra L. Markham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard A. Markham and Debra L. Markham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of June, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

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.

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.

Notary Signature

My Commission Expires: 3-6-2024

