RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200700302

WARRANTY DEED

Karen Johnson Davidson County
Batch# 440690 **DEEDWARR**
07/20/2020 10:53:58 AM 2 pgs
Fees: $13.00 Taxes: $1,557.70

20200720-0079267

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$421,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of July, 2020

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Doherty and Christina Cone **1808 Woodland Street** **Nashville, TN 37206**	New Owner	**083-10-0-322.00**

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,

Corley P. Roberts, unmarried

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

Andrew Doherty and Christina Cone, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, 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 the northerly part of the easterly part of Lot No. 38 and the northwesterly part of Lot No. 39 on the Plat of Richardson Place Subdivision, of record in Book 547, page 135, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Woodland Street at a point 45 feet east of the corner of Lots Nos. 37 and 38; thence with the southerly margin of said Woodland Street eastwardly 55 feet to an iron pin; thence southwestwardly 183.7 feet to an iron pin in the dividing line between Lots Nos. 38 and 39; thence westwardly 23.8 feet to an iron pin which is 40.2 feet east of the dividing line between said Lots Nos. 37 and 38; thence northwardly 180.2 feet to the beginning.

BEING the same property conveyed to Corley P. Roberts, unmarried, by Warranty Deed from Zelbert Dickson Brady and wife, Billie S. Brady, dated 6/16/2008 and recorded 6/18/2008 in Instrument No. 20080618-0062707, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1808 Woodland Street, Nashville, TN 37206**
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 17th day of July, 2020.

Corley P. Roberts

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 Corley P. Roberts the bargainor(s) 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 17th day of July, 2020.

Commission Expires:_____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022