Karen Johnson Davidson County
Batch# 455198 DEEDWARR
08/12/2020 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20200812-0089891

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728620

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-8131

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of August, 2020.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Melissa E. Holden	Colten Mortgage	Tax Parcel ID No.
307 Morton Avenue	6021 S. Syracuse Way	119-14-0-221.00
Nashville TN 37211	Greenwood Village, CO 80111	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Natalie Thomas, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa E. Holden, as her sole an separate property**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 41 feet of Lot No. 17 on the Plan of Pleasant View Subdivision of Mrs. McComb's Property of record in Plat Book 421, Page 134, 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 part of Lot No . 17 fronts 41 feet on the Southerly side of East Morton, formerly McCombs Street and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to NATALIE THOMAS, by deed from TRISTAN MCPHERSON, of record in Instrument No. 20160502-0042833, dated April 27, 2016 , said Register's Office.

Robert G. Lang joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 119-14-0-221.00.

Matters shown on the Plan of record in Plat Book 421, page 134, said Register's Office.

This is improved property located at 307 Morton Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of August, 2020.

Natalie Thomas

Robert G. Lang

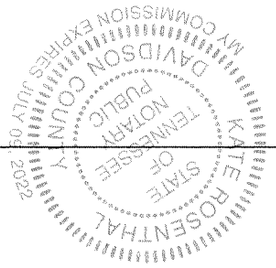
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Natalie Thomas and Robert G. Lang, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM