WARRANTY DEED

Karen Johnson Davidson County
Batch# 505311 DEEDWARR
10/30/2020 12:50:30 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20201030-0126967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/09/2022
(AFFIX SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Katie Caldwell and Ethan Barton	Caliber Home Loans, Inc.	Parcel ID: 119-14-0-006.00
(NAME)	(NAME)	
263 Collier Ave	1525 S. Belt Line Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Coppell, TX 75019	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charlotte L. Russell, a single woman, as her sole and separate property**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Katie Caldwell and Ethan Barton, Wife and Husband**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 29 on the Plat of Woodbine Courts, Block "E" not of record to which Plan reference is hereby made for a more complete description of the property. Said Lot 29 fronts 75 feet on the south side of Collier Avenue and runs back between parallel lines 155.6 feet to a dead line in the rear.

Being the same property conveyed to Charlotte L. Russell, a single woman as her sole and separate property, By Warranty Deed from Timothy Ryan Skipper and Stephanie Skipper, husband and wife dated August 20, 2018 recorded August 22, 2018, of record as Instrument No. 20180822-0083269 Register's Office for Davidson County, Tennessee,

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 263 Collier Avenue, Nashville, TN 37211

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 26th day of October, 2020

Charlotte L. Russell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Matthew C. Pietsch, a Notary Public in and for said County and State aforesaid, do certify that Charlotte L. Russell, a single woman, whose name is signed to the writing above, bearing date on the 26th of October, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of the same.

Given under my hand this the 26th day of October, 2020.

Notary Public

My Commission Expires: 07/09/2022

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

GRN-2013656FC

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY