Karen Johnson Davidson County
Batch# 708188 DEEDWARR
09/01/2021 10:08:30 AM 2 pgs
Fees: $13.00 Taxes: $1,054.13
20210901-0117717

# WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2021-1522

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 2021

Notary Public

MY COMMISSION EXPIRES: 4/24/2023

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Lynda Albritton | Interline Mtg. Services | |
| (NAME) | (NAME) | |
| 2155 Rock City Street | 5875 N. Sam Houston pkwy W. | 072-11-0-501.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | suite 300 Houston, TX 77086 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Natalie Harmon and Andrew Caple-Shaw, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Lynda Albritton,** 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 Lot No. 16-B Zone Lot Division of Lot 16 on the Plan of W.A. & R.R. Maxey Subdivision of record in Book 6250, Page 624, Register's Office for Davidson County, Tennessee, to which plan reference if hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Natalie Harmon, an unmarried woman by Warranty deed from William J. Shaw, III and wife, Margaret Shaw of record in Instrument No. 20151012-0103738 Register's Office for Davidson County, Tennessee, dated October 09, 2015 and recorded on October 12, 2015. (Value of consideration shown in aforementioned deed $69,000.00.) Being also known as 2155 Rock City Street Nashville, Tennessee 37216.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 624, Register's Office for Davidson County, Tennessee.

This property, known as 2155 Rock City Street, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 26th DAY OF August, 2021.

Natalie Harmon

Andrew Caple-Shaw

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Natalie Harmon and Andrew Caple-Shaw**, 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 office, this 26th day of August, 2021.

Notary Public
My commission expires: 4/24/2023

Amelia Swanson
State (SEAL) of Tennessee Notary Public
Williamson County

**True Copy Certification**

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 24, 2021

Signature 8/24/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of August, 2021

Notary's Signature

My Commission Expires: 10.20.2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

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