File - Box B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

#1360

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest E. Ervin	Columbia National	136-6-95
(NAME)	(NAME)	
280 Clearlake Drive West	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Columbia, MD 21045-6050	
(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, Robert Reid and wife, Nancy Reid, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest E. Ervin and Cheryl Ervin, 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. 328 on the Plat of Priest Lake Park, Section 5, of record in Plat Book 4460, pages 174, 175 and 176, Register's Office for said County.

BEGINNING at a point in the northwesterly margin of Clearwater Drive at the common front corner of Lots 328 and 327; thence with the line between said two lots northwesterly 105.75 feet to a concrete monument said point being the common easterly corner of Lots 328 and 329; thence with the line between Lots 328 and 329, westerly 114.72 feet to a point in the northerly margin of Islandia Drive; thence with the margin of the same Islandia Drive southeasterly 105.69 feet to a concrete monument at the beginning of a curve to the left having a radius of 25.0 feet; thence around said curve 39.27 feet to a concrete monument in the northwesterly margin of Clearlake Drive; thence with the margin of the same northeasterly 98.31 feet to the point of beginning.

Being the same property conveyed to Robert Reid and wife, Nancy Reid by deed of record in Book 6267, page 931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 280 Clearlake Drive West, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 02/07/01 12:43 2pgs
Fees:11.00 Taxes:517.63
20010207-0012130

Witness my/our hand(s) this 31st day of January, 2001.

Robert Reid

Nancy Reid

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 Robert Reid and Nancy Reid with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that their executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2001.

Commission expires: May 26, 2002

Notary Public

