197196

Box 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/26/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank K. Sellers	SAME	MAP 104.05/ PARCEL 410.00
(NAME)	(NAME)	
3517 Richland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Patrick D. Armentor and wife, Heather C. Armentor (formerly known as Heather Printz)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank K. Sellers and wife, Elizabeth K. Sellers**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PDA HZA

Land in Davidson County, Tennessee, being the westerly 50 feet front and 55 feet rear of Lot No. 62 of Block III on the Map of Richland Realty Company's Division "A", a plan of which shows blocks but not lots, as of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Richland Avenue 500 feet East of Bowling Avenue at the common corner of Lot Nos. 60 and 62; thence, with the line between said lots southeasterly 200 feet to a point; thence, northeasterly 55 feet to a point; thence, northwesterly 199.5 feet, more or less, to the southerly margin of Richland Avenue; thence, with the margin of same, southwesterly 50 feet to the point of beginning.

Being the same property conveyed to Patrick D. Armentor and Heather Printz, both unmarried, as joint tenants with right of survivorship, from W. David Morris, Jr. and wife, Caroline B. Morris by warranty deed of record in Instrument #20010530-0055961, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Subject to all matters appearing on the plan of record in Plat Book 161, page 151, Register's Office of Davidson County, Tennessee. (2) The mortgage loan inspection of the subject property made by John Kohl and Company, P. C., dated October 20, 1995, disclosed the neighbors asphalt drive encroaches the rear lot line 1.8 feet more or less.

unimproved ☐
This is improved ☒ property, known as 3517 Richland Avenue, Nashville, TN 37205
(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 our hands this 10th day of November, 2003.

Davidson County DEEDWARR
Recvd: 11/11/03 13:58 2pgs
Fees:13.00 Taxes:1091.50

20031111-0165066

PDA
Patrick D. Armentor

Heather C. Armentor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Patrick D. Armentor and Heather C. Armentor, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 10th day of November, 2003.

Commission expires: 1-25-06

Notary Public



