BILL GARRETT, Davidson County
Trans: T20140038673 DEEDWARR
Recvd: 06/03/14 10:39 2 pgs
Fees: 13.00 Taxes: 1128.50

20140603-0047716

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: March 8, 2015.

(AFFIX SEAL)

BRENDA R. LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty Dawn Van Cleve	New Penn Financial	08205001600
(NAME) 1731 4th Ave. North Ave.	(NAME) 400 Chemical Road, Suite 200	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Plymouth, PA 19462	
(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,

JOSEPH LEROY ANGUS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MISTY DAWN VAN CLEVE AND SPOUSE, JARED L. CROUCH,

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:

Being the southerly 351/2 feet of the easterly part of Lot No. 71 on D. T. McGavock's Plan of 98 Lots in North Nashville, of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 71 fronts 35 ½ feet on the westerly side of Fourth Avenue, North, formerly Cherry Street, and runs back between parallel lines 100 feet, more or less, to a private alley.

Being the same property conveyed to Joseph Leroy Angus by deed from Joe H. Austin, recorded on January 20th, 1982, of record in Book 5842, Page 934, Register's Office for Davidson County, Tennessee.

Carolyn B. Angus joins in the execution of this instrument to convey an interest she may have by virtue of her marriage to Joseph Leroy Angus.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1731 4th Ave. North Ave., Nashville, TN 37208

(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 30th day of May, 2014.

Joseph Leroy Angus

Carolyn B. Angus

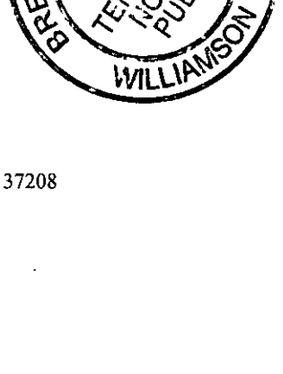
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Leroy Angus and Carolyn B. Angus, the bargainor(s), 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 on this 30th day of May, 2014.

Commission expires: March 8, 2015



Brenda R Behman
Notary Public

Map and Parcel: 08205001600
Property Address: 1731 4th Ave. North Ave., Nashville, TN 37208