RETURN TO:
BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $346,388.00

Matt Shanklin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6937C HARDIN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mary Jenkins Hardin	same	104-12-0-159.00
2015 19th Avenue South		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRAN B. SCHELL, UNMARRIED

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

MARY JENKINS HARDIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2015 19th Avenue South, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 20th day of June, 2014.

Fran B. Schell

Fran B. Schell

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, FRAN B. SCHELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of June, 2014.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20140044671 DEEDWARR
Recvd: 06/24/14 13:34 2 pgs
Fees:13.00 Taxes:1281.64

20140624-0055017

EXHIBIT A - LEGAL DESCRIPTION

Being the Southerly one-half of Lot No. 30 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as shown on plat of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee, and described according to a survey made by John Kohl & Company, dated July 27, 1979, as follows: Said part of said lot fronts 50 feet on the Westerly margin of 19th Avenue, South, and runs back between parallel lines 189 feet to an alley.

Being the same property conveyed to Fran B. Schell, an unmarried woman by Warranty Deed from Charley C. Grigg, Ruth Parrish, Anita Fielder, Nina McGrath, Arthur Richard Beneke, III and George Timothy Beneke, recorded on the 21st day of November, 1979 in Deed Book 5533, Page 539, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page(s) 117, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).