BILL GARRETT, Davidson County
Trans:T20140057567 DEEDWARR
Recvd: 08/06/14 15:28 2 pgs
Fees:13.00 Taxes:1073.00

20140806-0070909

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

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

Notary Public

(Affix Seal)

My Commission Expires:

ANGELA POSTON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

2014-58

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jacob Carver	Avenue Bank	105.01-0-051.00
910 14th Avenue South	3823 Clayborn Ave.	
Nashville, TN 37212	Nashville TN 37215	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Elizabeth J. Jordan** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jacob Carver**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 910 14th Avenue South, Town of Nashville, 37212, Davidson County, State of Tennessee, said premises being further described as follows:

Being the Southerly 20 feet of Lot 6 and the Northerly 20 feet of Lot 7, Catron Heirs Addition of record in Book 1, page 132, Chancery Court of Davidson County, Tennessee.

Said Parcel fronts 40 feet on the East side of 14th Avenue South and runs back 150 feet between parallel lines to an alley.

Being the same property conveyed to Elizabeth J. Jordan and husband, Frank Jordan IV from Christine A. Barone n/k/a Christine Barone Lancaster and husband, Christopher A. Lancaster by Warranty Deed dated June 28, 20006 and recorded July 10, 2006 in Instrument #200607100082641, Register's Office for Davidson County, Tennessee. he land with all the buildings and improvements thereon, situated at 910 14th Avenue South, Town of Nashville, 37212, Davidson County, State of Tennessee, said premises being further described as follows:

Being the Southerly 20 feet of Lot 6 and the Northerly 20 feet of Lot 7, Catron Heirs Addition of record in Book 1, page 132, Chancery Court of Davidson County, Tennessee.

Said Parcel fronts 40 feet on the East side of 14th Avenue South and runs back 150 feet between parallel lines to an alley.

Being the same property conveyed to Elizabeth J. Jordan and husband, Frank Jordan IV (now deceased) from Christine A. Barone n/k/a Christine Barone Lancaster and husband, Christopher A. Lancaster by Warranty Deed dated June 28, 20006 and recorded July 10, 2006 in Instrument #200607100082641, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 910 14th Avenue South, Nashville, TN 37212

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 July, 2014.

Elizabeth J. Jordan

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named *Elizabeth J. Jordan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. *Elizabeth J. Jordan

Witness my hand and official seal at Williamson, Tennessee, this 30th day of July, 2014.

Notary Public
My Commission Expires: 6-28-15

