SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001372 DEEDWARRSP
Recvd: 01/07/15 10:45 2 pgs
Fees:13.00 Taxes:1039.70
20150107-0001632

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00

Shanael McFerrin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF ~~2014~~ December, 2014

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
William Timothy Hill, Attorney at Law
201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THEODORE J. PINS	NEW OWNER	104-01-0-073.00
(NAME)	(NAME)	
4309 COLORADO AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, DAVID FRY, by these presents does hereby sell and convey unto ~~TED~~ Theodore PINS, a single person, his heirs, successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 150 feet of the northerly part of Lot #31 and the westerly 150 feet of Lot #32 on the Map of the Subdivision of the northwest part of the West End Park Land Company's property, as of record in Book 421, page 152, Register's Office for Davidson County, Tennessee, described according to a loan survey by T.R. Sanford, Surveyor, November 22, 1958 as follows: Beginning at a point in the easterly margin of 37th Avenue North, formerly Pilcher Avenue, at the N.E. Corner of said 37th Avenue North, and Normandy Place south as shown on the revised plan of Acklin Heights, as of record in Book 1835, page 10, said Register's Office; thence with the easterly margin of said 37th Avenue North, 82 feet to the common corner of Lots 32 and 33 of said West End Park Plan; thence with the line between said lots, easterly 150 feet to the westerly margin of a proposed 15 foot alley; thence with the westerly margin of said alley southwardly 91 feet, more or less, to the northerly margin of said Normandy Place South, thence with the northerly margin of the same westwardly 150 feet more or less, to the point of beginning.

Being the same property conveyed to DAVID FRY, by Quit Claim Deed from CHAD WILHELM, of record at Instrument No.: 20141031-0100603, dated July 31, 2014 and recorded October 31, 2014, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Any property taxes, all of which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations; 7) Parties in possession; and 8) All encroachments, driveway access disputes, boundary line disputes, and any matters which would be disclosed by an accurate survey or inspection of the property.

unimproved ☐
This is improved X property, known as 212 37TH AVENUE NORTH, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself, his heirs, representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 30th day of December, 2014.

DAVID FRY

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 DAVID FRY, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

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

Charlotte E Herring
Notary Public

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017