Davidson County	DEEDWARR
Recvd: 05/13/15 09:05	3 pgs
Fees:18.00 Taxes:270.10	
20150513-0043706	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 2.6.17
(AFFIX SEAL)

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 131 Maple Row Blvd., Suite E500, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James R. Sperance	Bank of Tennessee	081 16 0 082.00
(NAME)	(NAME)	
101 Stalbridge Court	165 Indian Lake Blvd, Suite 107	
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seventy-Three Thousand And No/100 Dollars ($73,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Chyrall B. Dawson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James R. Sperance and wife, Whitney Marie Sperance**, 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:

Beginning on the westerly margin of 12th Avenue, North, formerly Florence Street, at a point 177-1/2 feet, more or less, north of the northerly margin of Heiman Street, said point being the northeast corner of the property conveyed to Ferdinand A. Stewart by deed from Leland J. Nesbit and wife, of record in Book 762, Page 162, Register's Office for said County; thence with the westerly margin of said Avenue northwardly 50 feet to the southeast corner of the property conveyed to Mary D. Webster by deed from Leona Gilbert of record in Book 1036, Page 161, said Register's Office; thence with said Webster's southerly line westwardly 154 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 30 feet to the northwest corner of said Stewart property; thence with the northerly line of same eastwardly 154 feet, more or less, to the beginning.
Being the same property conveyed to Iris A. Brandon, by Last Will and Testament, of record in Will Book 127, Page 643, Office of the Davidson County Circuit Court Clerk, Probate Division. Iris A. Brandon, having since died leaving as her sole heir and next of kin, Chyrall B. Dawson.
Further being the same property conveyed to Renard A. Hirsch, Trustee quitclaim unto Chyrall B. Dawson by Quitclaim Deed from Chyrall B. Dawson, ~~I, Chyrall B. Dawson~~ dated December 17, 2014 and recorded December 19, 2014 as Instrument No. 20141219-0116519, in said Register's Office for Davidson County, Tennessee.

File Number: HND-151788

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1511 12th Avenue North, Nashville, TN 37208

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, has 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 8th day of May, 2015.

Chyrall B. Dawson
Chyrall B. Dawson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Chyrall B. Dawson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of May, 2015.

Notary Public

My Commission Expires: February 6, 2017

(SEAL)



File Number: HND-151788

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith