WARRANTY DEED

File #15222

BILL GARRETT, Davidson County
Trans:T20150045438 DEEDWARR
Recvd: 06/09/15 14:55 2 pgs
Fees:13.00 Taxes:795.50
20150609-0054287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017
exp. 7/3/2017 (AFFIX SEAL)

Julie Hamilton
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Lewis Hunter	New owner	-083-02-0-316.00
(NAME)	(NAME)	
305 Scott Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I, **Pantheon Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Lewis Hunter and Kiel Arin Gross, husband and wife** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 and the northerly 16 feet of Lot No. 2 on the Plan of Beaumont Place of record in Plat Book 332, Page 38, Register's Office for Davidson County, Tennessee.

Said Lots front together 66 feet on the westerly side of Scott Avenue and run back 217- 1/2 feet on the northerly line and 217 feet, 5 inches, more or less, on the southerly line, to an alley, measuring 66 feet thereon.

Being the same property previously conveyed to Henry L. Perry by Warranty Deed from W.A. McWhirter and wife, Mary E. McWhirter of record in Book 8942, page 232, Register's Office for Davidson County, Tennessee, dated May 4, 1993 recorded on May 7, 1993. (Value of consideration shown in aforementioned deed $44,000.00.

Being the same property conveyed to Pantheon Development, LLC, a Tennessee limited liability company by Warranty deed from Henry L. Perry, a married man of record in Instrument No. 20140326-0024630 Register's Office for Davidson County, Tennessee, dated March 25, 2014 and recorded on March 26, 2014. (Value of consideration shown in aforementioned deed $150,000.00.

Being also known as 305 Scott Avenue Nashville, TN 37206.

unimproved ☐
This is improved ☒ property, known as 305 Scott Avenue, Nashville, TN 37206

(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 hand this 8th day of June, 2015.

Pantheon Development, LLC,

BY: _____

James T. Reedy, III, Member

STATE OF Tennessee

COUNTY OF Davidson

I, Leslie Garside, a Notary Public of the County and State first above written, do hereby certify that James T. Reed, III, Member of Pantheon Development, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

_____
Notary Public

My Commission Expires: 1/20/19

(SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206