Return to: Bridgehouse Title

WARRANTY DEED

File #15278

BILL GARRETT, Davidson County
Trans: T20150058067 DEEDWARR
Recvd: 07/16/15 15:41 2 pgs
Fees: 13.00 Taxes: 333.00
20150716-0069739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-18-19

(AFFIX SEAL)

JOSHUA L. HUNTER NOTARY PUBLIC STATE OF TENNESSEE WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Pantheon Development, LLC	New owner	-094010034.01
(NAME)	(NAME)	094010D34.01
522 S 14th St.		
(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, **Marilyn Wilkerson, married** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pantheon Development, LLC,** 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 that portion of Eastside Avenue closed by City Ordinance No. 62-279 between Lot Nos. 113 and 114 on the Plan of Payne, Blakemore & Cummings Addition to Nashville, as of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee.

Said part of closed street fronts 50 feet on the west side of South 14th Street and extends back 155.2 feet on the northerly line, with the southerly line of Lot No. 113 and 153.8 feet on the southerly line, with the northerly line of Lot No. 114, to an alley measuring 50 feet thereon.

INCLUDED but EXCLUDED from the above described tract is that portion conveyed to the Metropolitan Government of Nashville & Davidson County by Warranty Deed of record in Instrument No. 20040505-0051405, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of excluded portion.

Being the same property conveyed to Marilyn Joyce Dickens* by Warranty Deed from Rick Piliponis and Stacy Swaby, of record in Instrument No. 20030916-0136372, Register's Office for Davidson County, Tennessee, dated August 29, 2003 and recorded on September 16, 2003.

*being married to Johnny Wilkerson and known as Marilyn Wilkerson

Being also known as 522 S 14th St., Nashville, TN 37206

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 20030916-0136372, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 522 S 14th St., 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 29th day of June, 2015.

Marilyn Wilkerson

Johnny Wilkerson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marilyn Wilkerson*the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

***and Johnny Wilkerson**

Witness my hand and official seal at office, this 29th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206