WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/15 14:03 2 pgs
Fees:13.00 Taxes:510.60
20151109-0113948

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10.9.2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kennon Askew and Stephanie Askew	Kennon Askew and Stephanie Askew	119 01 0 310.00
(NAME)	(NAME)	
316 Oriel Avenue	316 Oriel Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Eight Thousand And No/100 Dollars ($138,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patricia C. Pewitt, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kennon Askew and Stephanie Askew, husband and wife, with tenancy by the entirety**, 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:

Land in Davidson County, Tennessee, being Lot No. 100 on the Map of Overhill City and W.H. Fox Subdivision, a part of Cumberland Nurseries Subdivision, as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee. Said Lot 100 fronts 50 feet on the northerly side of Oriel Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Patricia C. Pewitt, unmarried by Warranty Deed from David R. Hill and wife, Joann D. Hill dated January 25, 2006 and recorded February 2, 2006 as Instrument No. 20060202-0012896, in said Register's Office for Davidson County, Tennessee.

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 316 Oriel Avenue, Nashville, TN 37210

File Number: GRN-154656

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 6th day of November, 2015.

Patricia C. Pewitt

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Patricia C. Pewitt, 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 6th of November, 2015.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

True Copy Certification

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

Anita L. Leach

State of Tennessee/County of Wilson SS:

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

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: GRN-154656