BILL GARRETT, Davidson County
Trans: T20160052993 DEEDWARR
Recvd: 06/22/16 09:45 2 pgs
Fees: 13.00 Taxes: 4717.50

20160622-0063427

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey & Emily Ezell	New Owner	13002015700
(NAME)	(NAME)	
4422 Iroquois Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37025		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

John J. Anton and Melissa L. Anton, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jeffrey Ezell and Emily Ezell, Husband and Wife

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 Tract No. 1: Being the westerly 85 feet of Lot No. 9 and the easterly 30 feet of Lot No. 10 on the Plan of Subdivision of Lot Nos. 11 and 46 of Belle Meade Plan No. 2 as of record in Book 421, Page 55, Register's Office for said County. said parts of Lot Nos. 9 and 10 front together 115 feet on the northerly margin of Iroquois Place and run back between parallel lines 200 feet to a dead line. .

Tract No. 2: Being the westerly part of Lot No. 10 on the Plan of Subdivision of Lots Nos. 11 and 46 of Belle Meade Plan No. 2 as of record in Book 421, Page 55, said Register's Office. Said part of said lot fronts 202 feet on the easterly margin of Belle Meade Boulevard and runs back between parallel lines 163.5 feet on the northerly line and 140.25 feet on the southerly line, along the northerly margin of Iroquois Place to the westerly line of the property conveyed to A Paul Brown and wife, by deed of record in Book 996, Page 688, said Register's Office, being a dead line and measuring 200 feet thereon.

Being the same property conveyed to John J. Anton and wife, Melissa L. Anton by General Warranty Deed from Andrew D. Crawford and wife, Joy J. Crawford, dated October 13, 2006, and filed of record in Instrument No. 20061025-0132371, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 4422 Iroquois Avenue, Nashville, TN 37025

(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/our hand(s) this 17TH day of MAY, 2016.

John J. Anton

Melissa L. Anton

State of ILLINOIS

County of Cook

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

Witness my hand and official seal on this 19th day of May, 2016.

Commission expires: 02/07/20

Notary Public

OFFICIAL SEAL
FRANCES T NIGLIACCIO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/07/20

State of IL

County of Cook

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

Witness my hand and official seal on this 17TH day of MAY, 2016.

Commission expires: 04/13/18

Notary Public

OFFICIAL SEAL
MARYANN I. VAN DYKE
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 04/13/2018

Map - Parcel Numbers: 13002015700
Property Address: 4422 Iroquois Avenue, Nashville, TN 37025