WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160081429 DEEDWARR
Recvd: 09/16/16 12:33 2 pgs
Fees: 13.00 Taxes: 980.50
20160916-0097651

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Meredith Mclaughlin	New Owner	071 16 0 073.00
(NAME)	(NAME)	
804 Crockett St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kelvin L. Pendergrass, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Meredith Mclaughlin, an unmarried woman**, 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 the Easterly 60 feet on the easterly one half (1/2) of Lot No. 4 on the Map of Williams and Hayes Company's Belleview Plan, as shown by plat of record in Plat Book 332, Page 51, of the Register's Office of Davidson County, Tennessee, said easterly 60 feet of the easterly one half (1/2) of Lot No. 4 fronts 60 feet on the southerly side of Crockett Street and runs back between parallel lines 180 feet to a line in the rear measuring 60 feet thereon.

Being the same property conveyed to Kelvin L. Pendergrass, married by Warranty Deed from Reliant American Financial Services UBO dated May 10, 2007 and recorded June 7, 2007 as Instrument No. 20070607-0068474, in said Register's Office for Davidson County, Tennessee.

Grantor nor Grantor's spouse ever resided in property as a marital residence.

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.

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unimproved ☐
This is improved ☒ property, known as 804 Crockett St., Nashville, TN 37207

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 13 day of September, 2016

Kelvin L Pendergrass
Kelvin L. Pendergrass

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Kelvin L. Pendergrassthe 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 13th of September, 2016.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

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