WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160105495 DEEDWARR
Recvd: 11/30/16 15:24 2 pgs
Fees: 13.00 Taxes: 788.10

20161130-0125824

File No. 0002316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2016.

Notary Public

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

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan Watson	NEW OWNER	082 04 0 054.00
(NAME)	(NAME)	& 082 04 0 427.00
221 Lewisburg Ave.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **Brian J. Ban and April Ban, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jan Watson,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I:
Land in Davidson County, Tennessee, being Lot No. 299, on the Map of Oakwood Park, as shown on plat of record in Plat Book 421, Page 12, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brian J. Ban and April Ban, by Quitclaim Deed from Brian J. Ban and April Ban, husband and wife, dated 10/7/2016, recorded 10/7/2016, and appearing of record at Instrument No. 20161007-0106566, Register's Office for Davidson County, Tennessee.

Being also a portion of the same property conveyed to Brian J. Ban and April Ban, husband and wife by Warranty Deed from Runion Properties, LLC, a Tennessee limited liability company on the 13th day of June, 2007 in Instrument No. 20070613-0070984 in the Register's Office for Davidson County, Tennessee.

Parcel II:
Land in Davidson County, Tennessee, being Lot No. 300, on the Map of Oakwood Park, as shown on plat of record in Plat Book 421, Page 12, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brian J. Ban and April Ban, husband and wife, by Quitclaim Deed from Brian J. Ban and April Ban, husband and wife, dated 10/7/2016, recorded 10/7/2016, and appearing of record at Instrument No. 20161007-0106565, Register's Office for Davidson County, Tennessee.

Being also a portion of the same property conveyed to Brian J. Ban and April Ban, husband and wife by Warranty Deed from Runion Properties, LLC, a Tennessee limited liability company on the 13th day of June, 2007 in Instrument No. 20070613-0070984 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1102 N 8th St., Nashville, TN 37207

(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 28th day of November, 2016.

Brian J. Ban

April Ban

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 Brian J. Ban and April Ban, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 28th day of November, 2016.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206