WARRANTY DEED

File #17022

Davidson County DEEDWARR
Recvd: 02/16/17 15:17 3 pgs
Fees:18.00 Taxes:2257.00
20170216-0016304

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam James Visbeen	New Owner	081084A00200- 08108043900
(NAME)	(NAME)	
1720 6th Ave N #A2		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, WE, **Lori L. Lane and John P. Jhant, III, as tenants in common with full rights of survivorship,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam James Visbeen, an unmarried man,** 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:

TRACT I: Map/Parcel No. 081084A00200CO

Land in Davidson County, Tennessee, being a portion of Lot No. 175 on the Plan of North Nashville Real Estate Company's property, of record in Book 21, Page 105, and being the same property identified as Unit No. A-2 on Exhibit B of 1 720 6th A venue North Townhomes, a Horizontal Property Regime With Private Elements of record in Instrument Number 20130314-0025487, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lori L. Lane and John P. Jhant, III, as Joint Tenants with right of survivorship by Warranty deed from Aerial Investment Properties, LLC, a Tennessee limited liability company dated 9/11/2013 and filed of record in Instrument No. 201310210109504, Register's Office for Davidson County, Tennessee.

TRACT II: Map/Parcel No. 08108043900

Land in Davidson County, Tennessee, being the southerly 30 ·feet of Lot ·No. 177 on the Plan of North Nashville Real Estate Company Plan of Lots of record in Plat Book 21. Page 105, in the Register's Office for Davidson County, Tennessee.

Said southerly part of Lot No. 177 fronts 30 feet on the easterly side of 6th Avenue North, formerly High Street and runs back between · parallel lines, 189 feet 2 · inches, more or less, to an alley.

Being the same property conveyed to John Jhant and Lori L. Lane by Warranty deed from Urban Core Homes, LLC, a corporation, dated 12/30/2013 and filed of record in Instrument No. 201312310131254, Register's Office for Davidson County, Tennessee.

John P. Jhant, III and John Jhant is the same person.

This conveyance is subject to the current year's property taxes which have prorated, 2017 subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is ☒ property, known as 1720 6th Ave N #A2, Nashville, TN 37208
improved

(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 15th day of February, 2017.

Lori L. Lane

John P. Jhant, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lori L. Lane and John P. Jhant, III, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2017.

Notary Public_____

My Commission Expires:

11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017