BILL GARRETT, Davidson County
Trans:T20170016784 DEEDWARR
Recvd: 02/27/17 10:49 2 pgs
Fees:13.00 Taxes:591.63

20170227-0019206

WARRANTY DEED

File No. TE0002468

LIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

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
Christos Van Nathan and Rachel Van Nathan	Same as	081-10-0-206.00
(NAME)	(NAME)	
2401 Santi Ave	New Owners	
(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, I, **Richard W. Ward and Elizabeth J. Ward, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christos Van Nathan and Rachel Van Nathan,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 119 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Book 161, Page 155 in the Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 119 begins at a point on the line of said lot on Santi Avenue (formerly Rose Street) 26.94 feet west of 24th Avenue North and runs thence west along Santi Avenue (formerly Rose Street) 126.29 feet to an iron pin at the comer of an alley; thence South along the easterly side of an alley, 87 feet to an iron pin; thence Easterly along the southerly line of Lot No. 119, 123.65 feet to an iron pin (said iron pin being 26.35 feet south from 24th Avenue North), thence in an Northerly direction 60.26 feet to the point of beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED TRACT OF LAND:

Beginning at a point on the southerly margin of Santi Avenue (formerly Rose Street) which point is 83.94 feet west of the southwest comer of the intersection of Santi Avenue (formerly Rose Street) and 24th Avenue North; thence in a westerly direction along said Santi Avenue (formerly Rose Street) 70.26 feet to the margin of a 15 foot alley; thence in a southerly direction with the easterly margin of said alley a distance of 87 feet to a point, being the common corner of Lots Nos. 119 and 120 on said Plan; thence in an easterly direction with the dividing line between Lots Nos. 119 and 120 a distance of 62.65 feet to a point; thence north 10 degrees West a distance of 73 feet to the beginning.

Being the same property conveyed to Richard W. Ward and Elizabeth J. Ward, as husband and wife by Warranty Deed from Eddie Eugene Camp, a married person recorded on the 26th day of January 2015 at Instrument No. 20150126-0007322, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2401 Santi Ave, Nashville, TN 37208

(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 7 day of February, 2017.

Richard W. Ward

Elizabeth J. Ward

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard W. Ward and Elizabeth J. Ward, 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 7 day of February, 2017.

Notary Public

My commission expires: 12/7/20

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STEPHANIE WEBER
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 12-7-2020