WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170029186 DEEDWARR
Recvd: 04/06/17 13:58 2 pgs
Fees:13.00 Taxes:1166.70
20170406-0033875

File No. TE0002806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,325.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-16-19
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE 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
Megan E. Olsen	NEW OWNER	061-04-0-056.00
(NAME)	(NAME)	
1207 Haysboro Ave		
(ADDRESS)	(ADDRESS)	
Nashville Tn 37216		
(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, **Jan Watson, a married man** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan E. Olsen and Shawnee-Norman LLC,** 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 the westerly 100 feet of Lot No. 15 on the Plan of Marina C. McGaughy's Second Subdivision of a part of Tract No. 4 in A.J. McGaughy's Second Subdivision Haysboro, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, dated June 30, 1938, as follows:

Beginning on the northerly margin of Haysboro Road at an iron pin, the comer of Lot Nos. 14 and 15; thence with the line between said lots, northwardly 106.21 feet to the corner of Lot Nos. 15 and 16; thence with the line between said two lots, eastwardly 100.0 feet; thence southwardly 110.0 feet, more or less, to the northerly margin of Haysboro Road; thence with said Road, westwardly 100.0 feet to the beginning.

Being the same property conveyed to Jan Watson by Warranty deed from Tracie L. Brunk F/K/A Tracie L. Warren, a married woman, recorded January 19, 2017 in Instrument No. 20170119-0006140, in the Register's Office for Davidson County, Tennessee.

Subject property is investment and not a marital residence for Grantor or his spouse.

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 1207 Haysboro Avenue, Nashville, TN 37216

(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 5th day of April, 2017.

Jan Watson

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

Witness my hand this 5th day of April, 2017.

Notary Public

My commission expires: 12.18.19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY