BILL GARRETT, Davidson County
Trans:T20170033082 DEEDWARR
Recvd: 04/19/17 14:59 2 pgs
Fees:13.00 Taxes:1010.10
20170419-0038497

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $273,000.00. M. Menke
Affiant

Subscribed and sworn to before me, this the 17th day of April, 2017.
Notary Public

My commission expires: 8/17/19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jeffrey Behmer	New Owner	**060-16-0-151.00**
2737 Jones Ave		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Katherine Valdes and Michael Valdes, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey A. Behmer and Kate Behmer, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davison County, Tennessee, being the Northerly 75 feet of Lot No. 6 on the Plan of Joywood Heights, Section 3, not of record described according to a survey made by W. W. Turner Company, Engineers, March 14, 1947, as follows:

Beginning on the Westerly line of the Frank Alley property at a point 948 feet North of the Northeast corner of the Plan of Joywood Heights, Section 2-A, as of record in Book 1424, Page 20, Register's Office for said County. Said point being 75 feet North of the corner of Lots Nos. 5 and 6; thence with said alley's Westerly line North 2 degrees 15' East 75 feet to the corner of Lots Nos. 5 and 7; thence with the line between said two lots North 83 degrees 15' East 587-1/2 feet, more or less to the beginning.

Being the same property conveyed to Pamela J. Slaughter, an unmarried woman by Warranty Deed from Cynthia S. Bushar and Michael J. Lemmer, both unmarried, as joint tenants with right of survivorship and not as tenants in common of record in Instrument No. 20120703-0058445 Register's Office for Davidson County, Tennessee, dated June 22, 2012 and recorded on July 03, 2012.

Being the same property conveyed to Katherine Valdes and Michael Valdes, wife and husband by Warranty Deed from Pamela J. Slaughter, an unmarried woman of record in Instrument No. 20161025-0112621 Register's Office for Davidson County, Tennessee, dated October 24, 2016 and recorded on October 25, 2016.

Being also known as 2737 Jones Ave Nash

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2737 Jones Ave, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF April 17, 2017:

Katherine Valdes

Michael Valdes

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Katherine Valdes and Michael Valdes, the within named Grantor(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, at office, this the 17th day of April, 2017.

My Commission Expires: 5/25/20

Notary Public

20171163R

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY