# WARRANTY DEED

File #17234

Davidson County DEEDWARR
Recvd: 06/15/17 15:11 3 pgs
Fees:18.00 Taxes:3947.90
20170615-0060314

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,067,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**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 |
|---|---|---|
| Shawn Pokrant | Shawn Pokrant | 11610004100 |
| (NAME) | (NAME) | |
| 200 Jackson Boulevard | 127 Harlinsdale Ct | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Franklin TN 37069 | |
| (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, **Margaret Victoria Fort Hall,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shawn Pokrant and Clenna Pokrant, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 parts of Lot Nos. 1 and 2 on the Plan of Johnson Bransford's Subdivision of Parts of Lots 1, 2, 3 and 5 in the subdivision of Parts of lots 1, 2 and 44 in the subdivision of Deer Park, Belle Meade as of record in Book 421, Page 153, Register's Office for Davidson County and described as follows:

Beginning at a point on the Northerly margin of Jackson Boulevard, 40 feet East of the common corner of Lots 1 and 2 on both plans referred to, and running thence in a Westerly direction and with the Northerly margin of Jackson Boulevard, 190 feet to a point, which is shown to be 468 feet Southeasterly from Harding Road, and is the Southwest corner of said Lot No. 1 on the Plan in Book 421, Page 153, above referred to; thence in a Northeasterly direction and along the West line of said Lot 1 and the Easterly part of the lot conveyed to Mamie B. Ewing by deed of record in Book 498, Page 320, said Register's Office, 330 feet to a point in her Easterly line; thence Eastwardly parallel with the Northerly line of said Lot No. 1, 84.63 feet, more or less, to a point in the North line of said Lot 1; thence with the North line of said Lot 1, and of Lot 2, Eastwardly 58.9 feet; thence from this point in the North line of Lot 2, Southwardly 307 feet, more or less, to the point of beginning.

Being the same property conveyed to Margaret Victoria Fort Hall by Quitclaim Deed from Mary Brown Fort, recorded on the 2nd day of April, 2009 in Instrument No. 20090402-0029904, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2017 and 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 improved ☒ property, known as 200 Jackson Boulevard, Nashville, TN 37205
(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 30th day of May, 2017.

Margaret Victoria Fort Hall

**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, Margaret Victoria Fort Hall, 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 30th day of May, 2017.

Notary Public

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05/06/2019

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