BILL GARRETT, Davidson County
Trans:T20170057234 DEEDWARR
Recvd: 07/05/17 13:51 2 pgs
Fees:13.00 Taxes:915.75
20170705-0067443

WARRANTY DEED

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of June, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 8/17/19

KIM WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills., 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nathan M. Freehling	New Owner	061 11 0 295.00
(NAME)	(NAME)	
1122 McAlpine Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Seven Thousand Five Hundred And No/100 Dollars ($247,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shelley K. Arant, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nathan M. Freehling, a single man**, 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 the westerly 55 feet of the northerly 200 feet of Lot No.4 on the Map of Kennedy & Graves Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 55 feet on the southerly side of McAlpine Avenue, formerly Alpine Avenue, and runs back between parallel lines 200 feet, as measured from the center of said avenue, to a dead line in the rear, on which it measures 55 feet.

Being the same property conveyed to Shelley K. Arant by Warranty Deed from Amy Jo Roop, unmarried, (erroneously referred to as Amy Joe Roop in a previous deed) dated May 22, 2012 and recorded May 25, 2012 as Instrument No. 20120525-0045438, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-174385SSO

unimproved ☐

This is improved ☒ property, known as 1122 McAlpine Avenue, Nashville, TN 37216

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, has 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 our hands this 30th day of June, 2017

Shelley K. Arant

Corey L. Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Shelley K. Arant, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2017.

Notary Public

My Commission Expires: 11-6-17

(SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017

File Number: GRN-174385SSO