WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066281 DEEDWARR
Recvd: 08/02/17 09:57 2 pgs
Fees:13.00 Taxes:397.75

20170802-0078451

File No. TE0003149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

BENTON SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

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
Theresa A. Iovan	Same address as new owner	081 11 085.00
(NAME)	(NAME)	
1731 Dr. D.B. Todd Jr. blvd		
(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, **Denali Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theresa A. Iovan,** _____, 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 Nos. 260 and 261, on the plan of J. M., T.J. and G. W. Hardings Plan, as shown on plat of record in Plat Book 21, Page 80, now known as part of Lot Nos. 1 and 2, on the plan of Plat of Cato's Subdivision of Part of Lot 260-264, J. M, T. J. and G.W. Hardings Plan, as shown on plat of record in Book 547, Page 17, Register's office for Davidson County, being more particularly described as follows:

Beginning at a point on the westerly margin of Dr. D. B. Todd, Jr. Boulevard, formerly 18th Avenue North 0.1 feet north of the common corner of Lots 260 and 261; thence westerly parallel to the line between Lots 260 and 261, 146.2 feet to a point; thence southerly 40.7 feet more or less to a point; thence easterly 152.5 feet to the westerly margin of said Boulevard; thence with the margin of the same, northerly 43 .6 feet to the beginning.

Being the same property conveyed to Denali Properties, LLC, from Brian Ellwood and Frank Verdun, as tenants in common with rights of survivorship, by Quitclaim Deed dated April 21, 2016, filed May 23, 2016 in Instrument Number 20160523-0051351.

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 1731 Dr. D.B. Todd Jr. blvd, 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 25th day of July, 2017.

Denali Properties. LLC

Amy R Lazere

By: Amy Lazere, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Amy Lazere, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Denali Properties, LLC, a Tennessee Limited Liability Company, a Tennessee LLC, the within named bargainor, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Authorized Agent.

Witness my hand this 25th day of July, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206