WARRANTY DEED

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

Ret. to

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victor Hazelwood	New owner	081-15-245.00
(NAME)	(NAME)	
124 Lake Terrace Dr		
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Leonardo Garrett,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Victor Hazelwood,** 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:

Being the southerly one half of Lot Number 335 in McGavock and Wetmore's Second Addition to Nashville, called the addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, of the Register's Office of Davidson County, Tennessee.

Said southerly one half of Lot Number 335 fronts fifty (50) feet on the westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel line one hundred seventy (170) feet more or less, to an alley.

Being the same property conveyed to Leonardo Garrett, by deed from Nneka Ikejiani, unmarried, dated March 24, 2005, of record in Instrument No. 20050328-0032959, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1523 16th Ave. N, 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/our hands this 15th day of September, 2017.

Leonardo Garrett

Leonardo Garrett

Bill Garrett Davidson County
Batch# 1663 **DEEDWARR**
09/18/2017 10:40:39 AM 1 pg
Fees: $13.00 Taxes: $518.00

20170918-0095084

State of Tennessee
County of Williamson

Personally appeared before me Leonardo Garrett, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of September, 2017

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Notary Public
My Commission Expires: _____