NEW OWNER:

Jason Michael Antrikin
1324 Bellshire Drive
Nashville, TN 37207

SEND TAX BILLS TO:

1324 Bellshire Dr.
Nashville, TN 37207

041-15-0-001.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0622 RD

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 24106 **DEEDWARR**
11/08/2017 01:23:43 PM 2 pgs
Fees: $13.00 Taxes: $621.23

20171108-0115101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Seven Thousand Nine Hundred and 00/100 Dollars** (**$167,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **Perry H. Long, and Terry L. Michaud, spouses married to each other,**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JASON MICHAEL ANTRIKIN, unmarried,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 415 on the Plan of Bellshire Estates, Section "B" of record in Plat Book 2331, Page (s) 128 and 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Perry H. Long, an unmarried man and Terry L. Michaud, an unmarried man by Warranty deed from Jesse Lee Smith and wife, Sandra Smith of record in Instrument No. 20080102-0000202 Register's Office for Davidson County, Tennessee, dated December 31, 2007 and recorded on January 02, 2008.

Being improved property known as 1324 Bellshire Drive Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever. GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 1st day of **November, 2017.**

Perry H. Long

Terry L. Michaud

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Perry H. Long and Terry L. Michaud, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of **November, 2017.**

NOTARY PUBLIC

TAMMY A. NOVITSKY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 01.07.2020

****

The actual consideration or value, whichever is greater, for this transfer is $ **167,900.00** .

AFFIANT

Sworn to and subscribed to before me this 1st day of **November, 2017.**

NOTARY PUBLIC

TAMMY A. NOVITSKY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 01.07.2020