WARRANTY DEED

Bill Garrett Davidson County
Batch# 25038 DEEDWARR
11/13/2017 12:50:39 PM 2 pgs
Fees: $13.00 Taxes: $2,403.15

20171113-0116301

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF November, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Anne Dean	new owner	
(NAME)	(NAME)	
940 Woodmont Boulevard		118-9 185
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, WE, **BELINDA D. HAVRON F/K/A BELINDA M. DINWIDDIE AND JOHN W. HAVRON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA ANNE DEAN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER 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 the south part of Lot No. 21 on the Map of the Noelton Subdivision, not of record, described according to a copy of the survey thereof made March 22, 1947, by W. A. Blanchard, Surveyor, and being Lot No. 1 on an unrecorded resubdivision of said property, described as follows:

Beginning at a point in the north margin of Woodmont Boulevard 321.5 feet east of the easterly margin of 10th Avenue South, now Lealand Lane; thence along the north margin of Woodmont Boulevard north 83 deg. 55' west 81.5 feet to an iron pin; thence north parallel to the easterly margin of Lealand Lane, 11 deg. 05' east 200 feet to the south line of the property conveyed to Walter M. Williams and wife, by deed of record in Book 1035, page 414, said Register's Office; thence with their south line 83 deg. 52' east 69 feet to a point; thence south 7 deg. 35' west 199.4 feet to the point of beginning, being known as Lot No. 1 on a map showing a subdivision of a part of the south part of Lot No. 21 for Harris H. Sanders.

Being the same property conveyed to Belinda M. Dinwiddie and John W. Havron, wife and husband, by Quitclaim Deed from Belinda M. Dinwiddie of record in Instrument No. 20111109-0087539, Register's Office for Davidson County, Tennessee. Belinda M. Dinwiddie is now known as Belinda D. Havron.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 940 Woodmont Boulevard, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 01-UE17-940

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 9 day of November, 2017

Belinda D. Havron

BELINDA D. HAVRON

John W. Havron

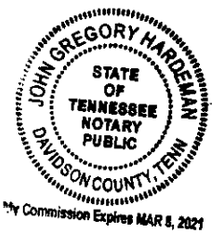
JOHN W. HAVRON

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 Belinda D. Havron and John W. Havron, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9 day of November, 2017.

Commission expires:



Notary Public