Bill Garrett Davidson County
Batch# 49295 **DEEDWARR**
01/19/2018 01:13:47 PM 2 pgs
Fees: $13.00 Taxes: $969.40

20180119-0005907

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 01-Jan-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John Jamison Pinardo		096 10 0 061.00
(NAME) 3020 Ironwood Dr.	(NAME) New Owner	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Two Thousand And No/100 Dollars ($262,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jerry D. Fraze and Venita M. Fraze, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Pinardo, 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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 113 on the Plan** of Cloverhill Section 2, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of Ironwood Drive, at the corner of Lots Nos. 112 and 113; thence with the line between said two lots, westwardly 95 feet to the corner of Lots Nos. 113 and 114: thence with the line between said two lots southwardly 95 feet to the northerly margin of Teakwood Drive; thence with said Drive. eastwardly 116.1 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 19 feet: northeastwardly 35 feet to the westerly margin of Ironwood Drive; thence with said Drive; northwardly 125.79 feet to the beginning.

Being the same property conveyed to Jerry D. Fraze, and wife, Venita M. Fraze by Warranty Deed from Douglas A. Nabors and wife, Dorothy J. Nabors dated July 29, 1993 and recorded August 3, 1993 in Book 9035, Page 362, in said Register's Office for Davidson County, Tennessee.

** A Subdivision of Part of the J. E. Richmond property,

File Number: JAK-177313SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-P-17-2020

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.

unimproved ☐
This is improved ☒ property, known as 3020 Ironwood Dr., Nashville, TN 37214

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 12th day of January, 2018

Jerry D. Fraze

Venita M. Fraze

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jerry D. Fraze and Venita M. Fraze, husband and wife, 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 12th of January, 2018.

Notary Public

My Commission Expires: 1/08/2021

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/08/2021

File Number: JAK-177313SSO