(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Bill Garrett Davidson County
Batch# 50277 **DEEDWARR**
01/23/2018 10:21:01 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20180123-0006832

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Elizabeth H. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2018.

Shannon R. Richardson
Notary Public

MY COMMISSION EXPIRES: Mar 9, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF17-120877

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Yontz and Chris Yontz	NEW OWNER	
(NAME) 1643 Northview Ave	(NAME)	072-10-0-312.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Five Thousand And No/100 Dollars ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ASHLEY DEAN, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW YONTZ, SINGLE MAN AND CHRIS YONTZ, A MARRIED MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP TO THE VESTING, 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 Davidson County, Tennessee, being Lot No. 18 on the Plan of Chas. U. Coggins First Addition to Nashville of record in Plat Book 421, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18 fronts 57.5 feet on the Easterly side of Northview Avenue, and runs back with the Southerly margin of Otay Avenue 162.2 feet, and on the South line 162 feet to an alley, and shows 52.3 feet on said alley.

Being the same property conveyed to Ashley Dean, an unmarried woman by Warranty deed from Robert Michael Hall and wife, Adrianne Hall of record in Instrument No. 20110204-0010201 Register's Office for Davidson County, Tennessee, dated January 31, 2010 and recorded on February 04, 2011.

The address of the herein described property is believed to be 1643 Northview Ave Nashville, TN 37216, and is shown on 2017 tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

unimproved ☐
This is improved ☒ property, known as 1643 Northview Ave, Nashville, TN 37216
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Ashley Dean, an unmarried woman this 19th day of January, 2018.

Ashley Dean

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 19th day of January, 2018, before me personally appeared Ashley Dean, an unmarried woman, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of January, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

