WARRANTY DEED

Bill Garrett Davidson County
Batch# 60210 DEEDWARR
02/20/2018 10:16:22 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20180220-0015782

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sean Van Kerkhove and Leslie Van Kerkhove	NEW OWNER	#15500005700
(NAME) 5536 Traceside Drive	(NAME) 5536 Traceside Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, WE,
PAMELA H. STOWELL, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
SEAN VAN KERKHOVE AND LESLIE VAN KERKHOVE, HUSBAND AND WIFE
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 9th, formerly the 14th Civil District of Davidson County, Tennessee, described partly according to a survey made by George W. Watkins, Surveyor, in March of 1955, as follows:

Beginning at a point in the southwest corner of the property conveyed to Robert C. Reasonover and wife, by deed from Ida C. Boyd of record in Book 2498, Page 361, Register's Office for said County, said point also being in the north margin of the Kempkau property; thence with the west line of Reasonover property; thence north 265 feet to a point; thence westwardly 753 feet to the terminus of a 30 foot lane; thence with the east margin of said lane north 3 deg. east 378 feet to an iron pin; thence crossing said land westwardly 30 feet to an iron pin; thence southwardly 613 feet, more or less, to the southwest corner of the property herein conveyed and the north line of the Kempkau property; thence with the north line of said property eastwardly 783 feet to an iron pin; the point of beginning.

INCLUDED BUT EXPRESSLY EXCLUDED from the above conveyance is the following described property: Beginning at the northeast corner of the Roy C. Flowers property, Book 8860, Page 559, RODC, formerly Eddie J. Moss, et ux, an 18.34 acre tract fronting on McCrory Lane; thence from the southeast rear corner of the W.C. Boyd property, Book 3831, Page 678, RODC, and the northwest corner of the Flowers tract; thence N 1 degree 46' 16" E-75 feet to a point in the east property line of the W.C. Boyd tract; thence easterly 30 feet; thence S 1 degrees 46' 16" W-378 feet to a point; thence westerly 30 feet to a point in the east property line of Flowers, formerly Moss; thence N 1 degree 46' 16" E-303 feet to the point of beginning, containing 11,345 square feet or 0.26 acre.

Being the same property conveyed to Pamela H. Stowell, an unmarried woman, by deed from Irvine A. Lewis and wife, Virginia L. Lewis, of record in Instrument 20080104-0001000, dated January 3, 2008, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees.

unimproved ☒
This is improved ☐ property, known as Greenvale Dr., Nashville, TN 37221
(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.

Witness our hands this 16th day of February, 2018.

Pamela H. Stowell

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 Pamela H. Stowell, an unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this February 16, 2018.

My Commission Expires: 7.8.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.