(3) FILE NUMBER
JAK 180558 FC

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 62671 DEEDWARR
02/27/2018 10:11:26 AM 3 pgs
Fees: $18.00 Taxes: $425.50

20180227-0018224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Anne Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires March 20, 2018

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S) |
|---|---|---|
| Christopher Dukes McAlhany | NFM, Inc. dba NFM Lending | 091 07 0 069.00 |
| (NAME) | (NAME) | |
| 9 Levelwind Court | 1190 Winterson Rd, Suite 300 | |
| (ADDRESS) | (ADDRESS) | |
| Greensboro, NC 27455-3434 | Linthicum, MD 21090 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Fifteen Thousand And No/100 Dollars ($115,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bobby Pippin, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Dukes McAlhany, an unmarried person**, 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 more particularly described as follows:

Tract No. 1:

Being parts of Lots Nos. 1118, 1120, 1122 and 1124 of Block 19 Plan No. 2 West Nashville, of record in Plat Book 57, page 172, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said lots front 50 feet on the east side of 53rd Avenue, North and extends back between parallel lines 110 feet to a dead line.

Tract No. 2:

Being a part of Lot No. 1122 of Block 19, Plan No. 2, West Nashville, as of record in Plat Book 57, Page 172 Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 1122 fronts 40 feet on the south side of Louisiana Avenue, and extends back between parallel lines along the east margin of 53rd Avenue, North, 100 feet to a dead line.

Tract No.3

Being part of Lot No. 1124 of Block 19, Plan No. 2, West Nashville, of record in Plat Book 57, Page 172, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 1124 fronts 50 feet on the East side of 53rd Avenue, North and extends back between parallel lines 40 feet and adjoins the remaining part of Lot No. 1124 of record in Book 3069, Page 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby L. Pippin, unmarried by Warranty Deed from Bertie A. Luna, individually, and as Trustee of The Caney A. Luna and Bertie A. Luna Revocable Living Trust dated June 05, 2009 and recorded June 16, 2009 as Instrument No. 20090616-0055831, in said Register's Office for Davidson County, Tennessee.

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 1313 53rd Ave N, Nashville, TN 37209

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 23 day of February, 2018

Bobby Pippin

File Number: JAK-180558FC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Bobby Pippin, an unmarried person, 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.

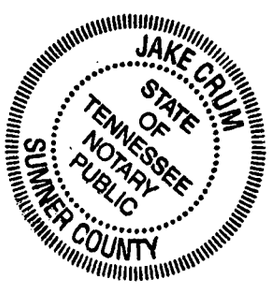
Witness my hand and official seal, this the 23rd of February, 2018.

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
March 20, 2018




File Number: JAK-180558FC