Bill Garrett Davidson County
Batch# 62760 DEEDWARR
02/27/2018 01:11:20 PM 2 pgs
Fees: $13.00 Taxes: $3,015.50
20180227-0018381

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180114750

PREPARED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $815,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2018.

Notary Public
My Commission Expires:

RICHARD LOUIS RIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas M Eulau 815 Halcyon Avenue Nashville TN 37204-2614	New Owner	Tax Parcel ID No. 118-01-0-419.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel A. Reed and Micaela England n/k/a Micaela E. Reed, husband and wife**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas M Eulau**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of the W.D. Gale Land described according to a survey thereof, made February 4, 1915, by John Wilkes, Civil Engineer as follows:

Beginning at a point in the Southeast intersection of Halcyon Avenue and 9th Avenue South; thence, Eastwardly along the South margin of Halcyon Avenue 75 feet to a point; thence, Southwardly parallel to 9th Avenue South 142 feet 3 inches to the North margin to an alley; thence, with same Westwardly 75 feet to the East margin of 9th Avenue South; thence, with the margin of said Avenue Northwardly 140 feet 6 inches to the point of Beginning.

Being the same property conveyed to Samuel A. Reed and Micaela England by Warranty Deed from Maurice A. Laliberte, unmarried, and Kevin A. Brennan, unmarried, recorded on the 15th day of July, 2014 in Instrument No. 20140715-0062378, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 815 Halcyon Avenue Nashville TN 37204-2614

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February, 2018.

Samuel A. Reed

Micaela England n/k/a Micaela E. Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel A. Reed and Micaela England n/k/a Micaela E. Reed, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2018.

Notary Public

My Commission Expires: _____

