Bill Garrett Davidson County
Batch# 72900 DEEDWARR
03/26/2018 09:17:05 AM 2 pgs
Fees: $13.00 Taxes: $1,513.30
20180326-0027908

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $409,000.00.

Affiant

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 16th day of March, 2018.

Notary Public
My Commission Expires: 6/24/2018

18-0055

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nicholas Passavanti	Platinum Financial Funding, LL	
1516 Long Avenue	1913 Gunbarrel Road, Suite 111	094-01-0-384.00
Nashville, TN 37206	Chattanooga, TN 37421	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Eydie Grant, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nicholas Passavanti and Lindsey Passavanti, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, 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. 209 fronts 50 feet on the Southerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James R. Hooper by Warranty deed from Edna Adams Hooper of record in Book 10660, page 328, Register's Office for Davidson County, Tennessee, dated October 28, 1997 and recorded on October 28, 1997.

The Said James R. Hooper since deceased and Affidavit of Heirship recorded on July 22, 2014, in Instrument No. 20140722-0064869.

Being the same property conveyed to Eydie Grant by Quitclaim deed from Alona Hooper and Sherryl L. Stone of record in Instrument No. 20140825-0077257, Register's Office for Davidson County, Tennessee, dated August 22, 2014 and recorded on August 25, 2014.

The subject property is neither the principal residence of grantor nor her spouse nor any dependent.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1516 Long Avenue, Nashville, TN 37206.**

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 March, 2018.

Eydie Grant

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 **Eydie Grant**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of March, 2018.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
Davidson
My Commission Expires: 6/24/18