THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516125** Bill Garrett Davidson County Batch# 97337 **DEEDWARR** 05/29/2018 09:27:58 AM 2 pgs Fees: $13.00 Taxes: $2,290.30 20180529-0050729	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $619,000.00 Affiant Subscribed and sworn to before me, this 24th day of May, 2018. Notary Public My Commission Expires WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carina Jolly and Eric Jolly 4411 Park Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-16-0-041.00

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, **Evan Thompson Beziat and Ashley Robeson Beziat, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Carina Jolly and Eric Jolly, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 312, in Block 13, as shown on the map entitled Charlotte Park Addition to West Nashville, of record in Plat Book 57, pages 102 and 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EVAN THOMPSON BEZIAT and wife, ASHLEY ROBESON BEZIAT, by deed from PRUDENTIAL RELOCATION INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF COLORADO, of record in Instrument No. 20060712-0083738, dated July 5, 2006, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 091-16-0-041.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 57, pages 102 and 103, said Register's Office.

This is improved property located at 4411 Park Avenue Nashville TN 37209

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 24th day of May, 2018.

Evan Thompson Beziat

Ashley Robeson Beziat

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Evan Thompson Beziat and Ashley Robeson Beziat, 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 24th day of May, 2018.

Notary Public

My Commission Expires: _____

