WARRANTY DEED

Bill Garrett Davidson County
Batch# 98252 DEEDWARR
05/30/2018 01:42:16 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20180530-0051523

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2018.

Notary Public

My commission expires: 1-3-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ashy French **Terrance French**	NEW OWNER	**Map 059-16-0 Parcel 057.00**
2426 Grover Street		
Nashville, Tennessee 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Josh Tvaroch and Priscilla Elaine Tvaroch, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashy French and Terrance French, wife and husband

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 located in Nashville, Davidson County, Tennessee, beginning 79.86 feet Southeasterly from the Southeast intersection of Francis Street and Grover Street, being Lot No. 47 and part of Lot No. 48 on the J.B. Haynie's Cleveland Plan of Lots recorded in Book 161, Page 35, Register's Office for Davidson County, Tennessee, described according to a boundary survey, dated May 14, 2004, by Campbell, Morae and Associates Surveying, Inc. (John Hood, TN RLS No. 1838) as follows: Beginning at an iron rod (new) in the southerly margin of Grover Street (50' R.O.W.), said rod being the most northerly common front corner of Lots 46 and 47 of J.B. Haynie's Cleveland Plan of Lots of record in Book 161, Page 35, Register's Office for Davidson County, Tennessee, and being located S 45 degrees 00' 00" E 79.86 feet from the southeast R.O.W. intersection of said Grover Street and Francis Street; thence with said southerly margin S 45 degrees 00' 00" E 44.92 feet to an iron rod (new) at the northwest corner of the Emma T. Buchanan land (Book 10633, Page 730, Register's Office for Davidson County, Tennessee); thence with said Buchanan S 44 degrees 13' 16" W 124.91 feet to an iron rod (new) in the margin of an alley (10' R.O.W.); thence with said margin N 44 degrees 58' 53" W 44.64 feet to an iron rod (new); thence with the line between said Lots 46 and 47 N 44 degrees 05' 46" E 124.90 feet to the point of beginning containing 0.11 acres, more or less.

Being the same property conveyed to Josh Tvaroch, unmarried, by Deed dated October 29, 2004 from Janet M. Hosale, married, of record in Instrument No. 20041103-0132691, and Attorney's Affidavit of Correction of record in Instrument No. 20160128-0008156, Register's Office for Davidson County, Tennessee.

Priscilla Elaine Tvaroch, spouse of the above named Josh Tvaroch, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 161, Page 35, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) No insurance is afforded as to the exact amount of acreage contained in the property described herein. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **2426 Grover Street, Nashville, Tennessee 37207**

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 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 my/our hand(s) this 17 day of **May, 2018.**

Josh Tvaroch

Josh Tvaroch

Priscilla Tvaroch

Priscilla Elaine Tvaroch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Josh Tvaroch and Priscilla Elaine Tvaroch,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of **May, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21