WARRANTY DEED

Bill Garrett Davidson County
Batch# 107768 DEEDWARR
06/25/2018 09:49:51 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20180625-0060850

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janel R. Beckley and Craig E. Israel	NEW OWNER	117-04-0-164.00
(NAME)	(NAME)	
2709 Oakland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, KATHERINE G. HARTLEY, A MARRIED WOMAN AND MANDY HARTLEY, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANEL R. BECKLEY, AN UNMARRIED WOMAN, AND CRAIG E. ISRAEL, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 Lot(s) 136, as shown on the map entitled Belmont Terrace, of record in Plat Book 421, Page 101, 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 KATHERINE G. HARTLEY, A MARRIED WOMAN AND MANDY HARTLEY, A MARRIED WOMAN, by deed from JOSEPH A. LITTLE, IV, UNMARRIED AND MEGHAN LITTLE, UNMARRIED, of record in Instrument No. 20170728-0076515, dated July 27, 2017, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Belmont Terrace, of record in Plat Book 421, Page 101; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2709 Oakland Avenue, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th day of June, 2018.

Katherine G. Hartley

Mandy Hartley by Katherine G. Hartley her attorney in fact
Mandy Hartley
By: Katherine G. Hartley, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine G. Hartley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 20th day of June, 2018.

Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/7/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine G. Hartley, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Mandy Hartley, as her duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Mandy Hartley.

Witness my hand and official seal at Nashville, this 20th day of June, 2018.

Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
9/7/21