WARRANTY DEED

Bill Garrett Davidson County
Batch# 112432 DEEDWARR
07/03/2018 02:24:41 PM 2 pgs
Fees: $13.00 Taxes: $1,043.40

20180703-0064631

File No. RW0004140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

M. Meyhe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2018.

Rwalters
Notary Public

MY COMMISSION EXPIRES: 8.17.19

(AFFIX SEAL)

REBECCA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Schuyler Winans and Noreen Prunier	New Owner	060-16-0-151-00
(NAME) 2737 Jones Avenue	(NAME)	
(ADDRESS) Nashville, TN, 372073444	(ADDRESS)	
(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, I, **Jeffrey A. Behmer, unmarried and Kate Creech, formerly known as Kate Behmer, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Schuyler Winans, a single man and Noreen Prunier, a single woman, as join tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davison County, Tennessee, being the Northerly 75 feet of Lot No. 6 on the Plan of Joywood Heights, Section 3, not of record described according to a survey made by W. W. Turner Company, Engineers, March 14, 1947, as follows:

Beginning on the Westerly line of the Frank Alley property at a point 948 feet North of the Northeast corner of the Plan of Joywood Heights, Section 2-A, as of record in Book 1424, Page 20, Register's Office for said County. Said point being 75 feet North of the corner of Lots Nos. 5 and 6; thence with said alley's Westerly line North 2 degrees 15' East 75 feet to the corner of Lots Nos. 5 and 7; thence with the line between said two lots North 83 degrees 15' East 587-1/2 feet, more or less to the beginning.

Being the same property conveyed to Jeffrey A. Behmer and Kate Behmer, husband and wife by Warranty deed from Katherine Valdes and Michael Valdes, wife and husband of record in Instrument No. 20170419-0038497 Register's Office for Davidson County, Tennessee, dated April 17, 2017 and recorded on April 19, 2017. Reference is hereby made to Final Decree of record in Docket No. 17D2085 in the 4th Circuit Court of Davidson County, Tennessee.

Kate Behmer, Katherine Pagie Creech, and Kate Creech are one and the same person.

Jeffrey A. Behmer and Jeffrey Austin Behmer are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2737 Jones Avenue, Nashville, TN 372073444

(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 my hand this 28th day of June, 2018.

Jeffrey A. Behmer

Kate Creech

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey A. Behmer and Kate Creech, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 28th day of June, 2018.

M. Menke
Notary Public

My commission expires: 3-8-2022

DAVIDSON COUNTY
MEGAN MENKE
STATE OF TENNESSEE
NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206