Bill Garrett Davidson County
Batch# 130799 DEEDWARR
08/20/2018 09:51:07 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20180820-0082093

WARRANTY DEED

RETURN TO:

PREPARED BY:

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 1-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kendall A. Norwood and Sean Patrick Daniels	OWNER	83-9-431
(NAME)	(NAME)	
1413 Holly Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182305

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/we, Jamie A. Ward and David P. Ward, wife and husband , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Kendall A. Norwood and Sean Patrick Daniels, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 17, of Block "B", on the Map of the Lindsley Home Place, which plat is of record in Book 2, page 92, Chancery Court at Nashville, Tennessee, to which record reference is hereby made for a more particular description thereof. Said Lot No. 17, front 50 feet, on the northerly side of Holly Street, formerly Chadwell Avenue, and runs back Between parallel lines 180.0 feet to an alley.

Being the same property conveyed to Jamie A. Ward and David P. Ward, wife and husband, by Quitclaim Deed from Jamie A. Gebhardt n/k/a Jamie A. Ward, a married woman, dated February 3, 2016 and filed of record in Instrument No. 20160225-0018197, Register's Office for Davidson County, Tennessee.

Subject to Driveway Agreement of record in Book 2743, page 616, said Register's Office.

Subject to Sewer Easement of record in Book 2703, page 357, said Register's Office.

Unimproved ☐

This is Improved ☒ property, known as 1413 Holly Street, Nashville, TN 37206
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of August, 2018

Jamie A. Ward

David P. Ward

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jamie A. Ward and David P. Ward, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of August, 2018.

Notary Public
My Commission Expires:

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020