31773

FB 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00.

Affiant

Subscribed and sworn to me this 7TH day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 5/2/22

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31773

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nuck & Beal, LLC 2610 Westwood Drive Nashville, TN 37204	New Owner	093-15-0-347.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sandra F. Nolan, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Nuck & Beal, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 17th Councilmanic District of Davidson County, Tennessee, being further described by a boundary survey made by John Alan Hood, T.N. R.L.S. No 1838, dated January 30, 2017, as follows:

Being part of Lot No. 10 on the University Plan of Lots of record in Plat Book U, Page 212, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 10 fronts 50 feet on the westerly side of First Avenue South, and extends back 188 feet on the northerly and southerly side lines to a rear line on which it measures 50 feet thereon.

Being the same property conveyed to Sandra F. Nolan, a married person, by Warranty Deed from Elm Hill Development Corp of record on February 4, 1993 in Book 8857, page 329, Register's Office for Davidson County, Tennessee. Richard Glenn, Jr., the spouse of Sandra F. Nolan, has since predeceased her on September 19, 2002. Sandra F. Nolan, also known as Sandra Faye Nolan, is now unmarried.

Karen Y Johnson Davidson County
Batch# 138403 **DEEDWARR**
09/10/2018 01:38:57 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20180910-0089542

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Plat Book U, Page 212, Register's Office for Davidson County, Tennessee.
3. All matters shown on a boundary survey made by John Alan Hood, T.N. R.L.S. No 1838, dated January 30. 2017.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at **1011 1st Avenue South, Nashville, TN 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it. and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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 7TH day of September, 2018.

Sandra F. Nolan

Sandra F. Nolan

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Sandra F. Nolan to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 7TH day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021