Karen Y Johnson Davidson County
Batch# 141049 DEEDWARR
09/17/2018 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20180917-0091710

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0802

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marc Mariani, a married man	NEW OWNER	082120013900
(NAME)	(NAME)	
915 Ramsey Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS ($258,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
PEARLIE HAMMONDS A/K/A PERLIE HAMMONDS, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MARC MARIANI, A MARRIED MAN,
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:

All that certain parcel of land situated in County of DAVIDSON, State of TENNESSEE, being known and designated as follows:

BEING PART OF LOT NO. 71 ON THE PLAN OF NEIL S. BROWN ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 50, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, MORE DESCRIBED, TO WIT: BEGINNING AT A POINT ON THE NORTHERN SIDE OF SILVERDENE PLACE, SAID POINT BEING THE CORNER OF SILVERDENE PLACE AND A 15 FOOT ALLEY, THENCE N 24 DEG 35 MIN W 70.0 FT ALONG SAID ALLEY TO A POINT; THENCE N 65 DEG 17 MIN E 170.03 FEET TO A POINT, SAID POINT BEING SILVERDENE PLACE; THENCE S 29 DEG 58 MIN 35 SEC.W 61.01 FEET ALONG SAID ROAD TO A POINT;THENCE 116.39 FT CONTINUING ALONG SILVERDENE PLACE TO A POINT;THENCE S 65 DEG 17 MIN. WEST 11.21 FT TO THE POINT OF BEGINNING.

Being the same property conveyed to Vacie Hammonds, Jr. and Perlie Hammonds, husband and wife, as joint tenants with right of survivorship and not as tenants in common by Quitclaim Deed from Vacie Hammonds, Jr., a married man, surviving former spouse of Flora Hammonds, and joined by his spouse Perlie Hammonds of record in Instrument No. 20101115-0091096, see also deed of record in Book 5003, Page 680, Register's Office for said County, dated October 5, 2010. **Vacie Hammonds, Jr. died ****

Perlie Hammonds and Pearlie Hammonds being one and the same person.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 50, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 915 Ramsey Street, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

**** February 13, 2012 and title vested in Pearlie Hammonds as surviving tenant by the entirety.**

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 14th day of September, 2018.

Pearlie Hammonds

Pearlie Hammonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 14th day of September, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.