Karen Y Johnson Davidson County
Batch# 147408 DEEDWARR
10/01/2018 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20181001-0097222

True Copy Certification

I, Matthew G. Noggle, 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, Brooke Stackpole, a notary public for this county and state, Matthew G. Noggle 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: 9/7/21

Notary Seal

BROOKE STACKPOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bob Lewis Blue House LLC	(same)	
(NAME)	(NAME)	
1344 5th Avenue		118-02-0-232.00
(ADDRESS)	(ADDRESS)	
Pittsburgh, PA 15219		
(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, **MARY ELLEN MARCHMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOB LEWIS BLUE HOUSE LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY,** 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 No. 78 on the Map of George I Waddey's Westwood subdivision, as of record in Book 332, Page 99 said Register's Office.

Said Lot No. 78 fronts 50 feet on the Westerly side of White Avenue, formerly Sixth Avenue, South and extends back between parallel lines 165 feet to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed by Warranty Deed from Albert Floyd Cravens and wife, Bessie H. Cravens to Fred R. Marchman and wife, Ruth C. Marchman as recorded on the 20th day of May, 1958 in Deed Book 2748, Page 631, in the Register's Office of Davidson County, Tennessee. Fred R. Marchman died on May 8, 1990, leaving Ruth C. Marchman as sole surviving Tenant by the Entirety.

Being the same property conveyed by Quitclaim Deed to Amanda McClendon, Trustee from Ruth C. Marchman, a single woman and from Amanda McClendon, Trustee to Ruth C. Marchman and Mary Ellen Marchman jointly with Rights of Survivorship between them dated May 25th, 2005 of record in Instrument No. 20050531-0060847, said Register's Office. Ruth C, Marchman died on March 17, 2018 leaving Mary Ellen Marchman with her surviving interest.

This conveyance is subject to 2018 Real Property taxes; All matters appearing on the plan of record in Plat Book 332, Page 99, said Register's Office.

unimproved
This is improved x property, known as 2515 White Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

201810010097222

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 1 day of Oct., 2018

Mary Ellen Marchman

MARY ELLEN MARCHMAN

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 Mary Ellen Marchman, the 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, Tennessee this 1 day of October, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public