WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157600 **DEEDWARR**
11/08/2018 09:55:14 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20181108-0110652

File No. LG0004607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Robert A. Mendelsohn, *et ux.*	NEW OWNER	083-09-0-476.00
(NAME)	(NAME)	
108 S 16TH ST		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN, 37206		
(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, **Evan S. Schlansky and Arielle D. Sprotzer,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert A. Mendelsohn and Patricia A. Mendelsohn, husband and wife,** 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:

Part of Lots 14,15 and 16, LINDSLEY PARK ADDITION, as shown on plat of record in Book 547, Page 76, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property, being more particularly described as follows:

Being the Northerly 49 1/2 feet of the Southerly 99.0 feet of Lots Nos. 14, 15 and 16 on the Plat of Lindsley Park Addition, as of record in Book 547, Page 76, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Western margin of South 16th Street, at a point 49 1/2 feet Northerly from the Northerly margin of Holly Street; thence with the Westerly margin of said South 16th Street, Northerly 49 1/2 feet; thence Westerly, parallel with Holly Street, 150.0 feet to the West line of said Lot No. 16; thence with said line, Southerly 49 1/2 feet; thence Easterly 150.0 feet, to the beginning.

Being the same property conveyed to Evan S. Schlansky and wife, Arielle D. Sprotzer by Quitclaim Deed from Arielle Sprotzer, of record in Instrument No. 20140707-0059409, in the Register's Office of Davidson County, Tennessee, dated June 16, 2014 and recorded on July 7, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations and (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 108 S 16TH ST, NASHVILLE, TN 37206

(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.

This deed shall be effective on the 7th day of November, 2018.

Witness my hand this 17th day of October, 2018.

Evan S. Schlansky

Arielle D. Sprotzer

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 Evan S. Schlansky and Arielle D. Sprotzer, 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 17th day of October, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206