# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 159609 **DEEDWARR**
11/15/2018 09:44:08 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20181115-0112484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 2/25/22
(AFFIX SEAL)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S): |
|---|---|---|
| Jeffrey Singleton | Same | 82-3-312 |
| (NAME) | (NAME) | |
| 1017 Pennock Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20182861 |

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, Justin Palaez Holt, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jeffrey Singleton, unmarried, 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 situate in Davidson County, Tennessee, and described as follows, to-wit

Being the southerly 15 feet of Lot 20 and the northerly 40 feet of Lot No 21 on the Plan of George W. Stainback's Subdivision of part of the Lucy H. Lindsley Tract of record in Book 161, page 142, Register's Office for Davidson County, Tennessee, and described as follows:

Said parts of Lots 20 and 21 front together 55 feet on the easterly side of Pennock Avenue and run back between parallel lines 145 feet, more or less, to an alley.

BEING the same property conveyed to Justin Paleaz Holt by Warranty Deed from Jeffrey L. Hale dated October 10, 2017 and filed of record in Instrument No. 20171016-0105843, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat and to a sewer easement appearing of record in Book 4479, page 614 , Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1017 Pennock Avenue, Nashville, TN 37207
(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 9th day of November, 2018

Justin Palaez Holt

STATE OF Tennessee )
County OF Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Justin Palaez Holt, the within named bargainor, 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 9th of November, 2018.

Christine L. Lind
Notary Public
My Commission Expires: 11.22.21

