WARRANTY DEED

Karen Johnson Davidson County
Batch# 196489 DEEDWARR
02/19/2019 12:25:53 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20190219-0014845

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jon R Vesely		094 01 0 444.00
(NAME)	(NAME)	
1602 Eastside Ave.	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Clayton B. Magness, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jon R Vesely, a single 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:

Land in Davidson County, Tennessee, being the East ½ of Lot 276, on the Plan of Map of Edgefield Land Co.'s First Subdivision of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clayton B. Magness by Warranty Deed from Joanna Goble, unmarried dated February 26, 2016 and recorded March 1, 2016 as Instrument No. 20160301-0019453, in said Register's Office for Davidson County, Tennessee.

The spouse of Clayton B. Magness is not joining in the execution of this deed due to never residing on the above described property, therefore having no interest to convey.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1602 Eastside Ave., Nashville, TN 37206

File Number: FND-1900410SSO

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 15 day of February, 2019.

Clayton B. Magness

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Clayton B. Magness, the 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 and official seal, this the 15th of February, 2019.

Notary Public

My Commission Expires:

(SEAL)



File Number: FND-1900410SSO