(1)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,049,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 8th day of March, 2019.

Notary Public

COMMISSION EXPIRES: 9.30.19

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 204046 **DEEDWARR**
03/11/2019 08:51:34 AM 2 pgs
Fees: $13.00 Taxes: $3,881.30
20190311-0021731

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy M. Pantin Teresa L. Best (NAME)	New Owner (NAME)	117-05-0-185
3627 Woodmont Boulevard (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (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, **Timothy C. Harvey, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy M. Pantin and Teresa L. Best, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 3 and Lot No. 4 of Block C on the Revised Plan of The Life & Casualty Insurance Co.'s Subdivision of Woodmont Acres of record in Book 843, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereo..

Being the same property conveyed to Timothy C. Harvey by Quitclaim Deed of Consolidation from Timothy C, Harvey, of record in Instrument No. 20150812-0080686 and corrected by Scrivener's Affidavit of record in Instrument No. 20151028-0109619, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Timothy C. Harvey by Warranty Deed of record in Instrument No. 20150410-0031948, said Register's Office.

This property is not the martial status property of the seller.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **3627 Woodmont Boulevard** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) (State) **37215** (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, successors 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, successors 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 8th day of March, 2019.

Timothy C. Harvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Timothy C. Harvey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 8th day of March 2019.

Notary

Commission Expires: _____

