Karen Johnson Davidson County
Batch# 207538 DEEDWARR
03/19/2019 11:00:08 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190319-0024880

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this 15th day of MARCH, 2019

Notary Public

My commission expires: 12-19-20

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Pena **Kelsey Pena**	NEW OWNER	**09508021500**
2621 Habersham Avenue		
Nashville, TN 37214		

FOR AND IN 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 ACKNOWLEDGE, WE,

Raymond E. Tomlinson (as to Tract 1) and Raymond E. Tomlinson and wife, Joyce F. Tomlinson (as to Tract 2)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph C. Pena and Kelsey D. Pena, husband and wife

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:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Bluefield Square Section 3, a plat of which is of record in Book 5200, page 193, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Raymond E. Tomlinson by Quitclaim Deed from Don L. Manor dated January 14, 1980, of record in Book 5556, page 124, Register's Office for Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, beginning at an iron pin, the southeast corner of Lot 14, Section 3 of Bluefield Square as of record in Book 5200, page 193, Register's Office for said County; thence S 06° 53' 10" E, 18.15 feet to a point in the North line of Lot 55, Woodberry Subdivision; thence with Lot 55, S 58° 55' 00" W, 108.39 feet to a point; thence leaving Lot 55 and across the 15 and 2 foot reserved strips, N 31° 05' 00" W, 16.56 feet to a point in the South line of Lot 14, Section 3, Bluefield Square; thence with the South line of Lot 14, N 58° 55' 00" E, 115.83 feet to the point of beginning, containing 1857 square feet, more or less.

Being the same property conveyed to Raymond E. Tomlinson and wife, Joyce F. Tomlinson, by Quitclaim Deed from Stephen J. Kozy, dated March 25, 1985, of record in Book 6532, page 84, Register's Office for Davidson County, Tennessee.

Included in the above description, but excluded from this conveyance is the following described property conveyed to Charlene Kozy of record in Instrument No. 20060815-0100403, Register's Office for Davidson County, Tennessee:

Being the southerly tip of Lot 14, as shown on the plan of Section 3, Bluefield Square, as of record in Book 5200, page 193, Register's Office for Davidson County, Tennessee, and being more particularly described according to the certain survey dated July 12, 1984, by Morrow & Associates, Inc., Land Surveyors, as follows:

Beginning at a point in the common line between Lots 14 and 15, said point being located S 16° 49' 22" W, 158.44 feet from the common corner of Lots 14 and 15 in the South right-of-way line of Habersham Avenue; thence S 31° 05' 00" E, 12.80 feet to a point in the South line of Lot 14 and in the North line of a 2 foot reserved strip conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 4633, page 585; thence with the South line of Lot 14 and the 2 foot reserved strip, S 58° 55' 00" W, 14.17 feet to an iron pin at the corner common with Lots 14 and 15 in the North line of the 2 foot reserved strip; thence with Lot 15, N 16° 49' 22" E, 19.09 feet to the point of beginning, containing 91 square feet, more or less.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 5491, page 670, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2621 Habersham Avenue, Nashville, TN 37214.

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 in 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.

Raymond E. Tomlinson Date: 3-15-19
Raymond E. Tomlinson

Joyce F. Tomlinson Date: 3-15-19
Joyce F. Tomlinson

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Raymond E. Tomlinson and Joyce F. Tomlinson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2019.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30 2020