FILE NUMBER
MAI-1901414(2)

Karen Johnson Davidson County
Batch# 211148 DEEDWARR
03/28/2019 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $715.95
20190328-0028033

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Ronald Thompson
Affiant

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2021

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/08/2021
(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).
Thompson Equity Partners, LLC	Thompson Equity Partners, LLC	081 15 0 245.00
(NAME)	(NAME)	
7594 George E. Horn Road	7594 George E. Horn Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, **Victor Hazelwood, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thompson Equity Partners, LLC**, 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:

Being the southerly one half of Lot Number 335 in McGavock and Wetmore's Second Addition to Nashville, called the addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, of the Register's Office of Davidson County, Tennessee.

Said southerly one half of Lot Number 335 fronts fifty (50) feet on the westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel line one hundred seventy (170) feet more or less, to an alley.

Being the same property conveyed to Leonardo Garrett, a single man by Warranty Deed from Nneka Ikejiani, unmarried dated March 24, 2005 and recorded March 28, 2005 as Instrument No. 20050328-0032959, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Victor Hazelwood by Warranty Deed from Leonardo Garrett dated September 15, 2017 and recorded September 18, 2017 as Instrument No. 20170918-0095084, in said Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

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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 1523 16th Ave N. Nashville, TN 37208

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 26th day of March, 2019.

Victor Hazelwood

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Victor Hazelwood, a married man, 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 26th of March, 2019.

Notary Public

My Commission Expires: 11/08/2021

(SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

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True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019