WARRANTY DEED

Karen Johnson Davidson County
Batch# 216560 DEEDWARR
04/11/2019 03:10:18 PM 2 pgs
Fees: $13.00 Taxes: $1,087.80

20190411-0033220

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brett C. Pumphrey	new owner	071 15 0 386.00
(NAME)	(NAME)	
1216 Meridian St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kevin John Norman, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brett C. Pumphrey, a single man**, hereinafter called the Grantee, his 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 Lot No. 140 on the Plan of Benedict Land Company Subdivision of the Lindsey Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 140 fronts 50 feet on the Westerly margin of Meridian Street and extends back 173.5 feet on the Northerly and Southerly lines to a line rear measuring 50 feet from thereon.

Being the same property conveyed to Kevin John Norman, unmarried by Warranty Deed from Kelez Property Investments LLC, a Florida limited liability company dated July 20, 2017 and recorded July 21, 2017 as Instrument No. 20170721-0074084, in said Register's Office for Davidson County, Tennessee.

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 1216 Meridian St., Nashville, TN 37207

File Number: FRN-1902143SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-Kel-19-1216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 29th day of March, 2019.

Kevin John Norman by Laurie M. Hart Attorney In Fact Atty in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kevin John Norman, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Kevin John Norman, for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2019.

Notary Public

My Commission Expires:

(SEAL)



File Number: FRN-1902143SSO