Karen Johnson Davidson County
Batch# 243485 DEEDWARR
06/14/2019 12:31:31 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20190614-0057452

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7 DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REBECCA LOVELL	NEW OWNER	**120-01-0-072.00**
(NAME)	(NAME)	
1212 KERMIT DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ENGEDI REAL ESTATE, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA LOVELL,** UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Being Lot No. 9 on the Map of Miro Meadows Subdivision, of record in Book 1424, Pages 94-95, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 60 feet on the North side of Kermit Drive and runs back between lines 219.8 feet on the West line and 228.5 feet on the East line to a dead line in the rear on which it measures 81 feet.

Tract 2:

Being a triangular strip of the Easterly part of Lot No. 8 on the Plan of Miro Meadows Subdivision, as of record in Book 1424, Pages 94-95, Register's Office for Davidson County, Tennessee. Said part of Lot No. 8 fronts 15 feet on the Northerly side of Kermit Drive and extends back 219.8 feet on the Easterly line along the line between Lot Nos. 8 and 9, and 220 feet, more or less, on the Westerly line to a point, said point being the common corner of said Lot Nos. 8 and 9.

Being the same property conveyed to EnGedi Real Estate, GP, a Tennessee General Partnership, from Clifton E. Kerr and Cathy Kerr, husband and wife, by deed dated July 13, 2018, of record in Instrument No. 20180716-0068870, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 1424, Pages 94 and 95; Restrictive Covenants of record in Book 3403, Page 36; Sanitary Sewer Easement of record in Book 4305, Page 883; and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1212 KERMIT DRIVE, NASHVILLE, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (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 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 my hand this 7 day of June, 2019.

ENGEDI REAL ESTATE, GP

Admin Member/Partner

By: Benjamin J. Lapp, Admin. Member/Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Benjamin J. Lapp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Admin. Member/Partner of **EnGedi Real Estate, GP**, the within-named bargainor, a Tennessee General Partnership and that he as the Admin. Member/Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **EnGedi Real Estate, GP**, by himself as the Admin. Member/Partner.

Witness my hand and official seal at office, this 7 day of June, 2019.

My commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

