WARRANTY DEED

File #19269

Karen Johnson Davidson County
Batch# 251410 DEEDWARR
07/02/2019 09:40:28 AM 3 pgs
Fees: $18.00 Taxes: $1,241.35

20190702-0064319

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine A. Pratt	"NEW OWNER"	085-13-0-020.00
(NAME)	(NAME)	
1222 McClellan Drive, #8		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90025		
(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, WE, **Branden J. Stansley and wife, Magaret P. Stansley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christine A. Pratt, 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:

Land in Davidson County, Tennessee, being all of Lot 13 on the Plan of Re-Subdivision of Cliffdale, of record in Book 974, Page 49 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Said property is also described as follows (being the legal description in the last conveyance of record):
Land in Davidson County, Tennessee, described as follows:
PART OF LOTS 12 & 13; BEGINNING AT AN IRON ROD (OLD) ON THE WESTERLY MARGIN OF CRESTWOOD ROAD, AS WIDENED (50' WIDE R.O.W.) AT THE INTERSECTION OF SAID WESTERLY MARGIN AND THE COMMON BOUNDARY LINE OF LOTS 13 & 14, RE-SUBDIVISION OF CLIFFDALE (BOOK 974, PAGE 49 R.O.D.C., TN), LOT 14 BEING OWNED BY JAMES C. HAILEY, JR (BOOK 6039, PAGE 404 R.O.D.C., TN), WHICH IS THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID WESTERLY AND THEN NORTHERLY MARGIN S 07° 26' 11" W 80.67 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT THAT HAS A RADIUS OF 75.00 FEET, A CHORD BEARING AND DISTANCE OF S 48° 33' 46" W 98.66 FEET FOR AN ARC LENGTH OF 107.67 FEET TO A POINT; THENCE S 89° 41' 21" W 80.01 FEET TO A POINT IN THE EASTERLY MARGIN OF A PRIVATE ACCESS ROAD ; THENCE WITH SAID EASTERLY MARGIN N 07° 11' 15" E, PASSING THE COMMON CORNER OF LOTS 12 & 13 OF SAID CLIFFDALE AT 63.74 FEET FOR A TOTAL DISTANCE OF 163.74 FEET TO AN IRON ROD (NEW) AT THE COMMON REAR CORNER OF SAID LOTS 13 & 14; THENCE WITH THE LINE BETWEEN SAID LOTS 13 & 14 S 83° 22' 05" E 144.88 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT CONTAINING 21,521.78.00 S.F. OR 0.49 ACRES+/-

AND THAT PART OF THE RIGHT OF WAY CLOSED, VACATED AND ABANDONED BY METRO COUNCIL ORDINANCE BL-084-344 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF CRESTWOOD ROAD, AS WIDENED (50' WIDE R.O.W.), SAID POINT BEING LOCATED S 07° 26' 11" W 80.67 FEET FROM THE INTERSECTION OF SAID WESTERLY MARGIN AND THE COMMON BOUNDARY LINE OF LOTS 13 & 14, RE-SUBDIVISION OF CLIFFDALE (BOOK 974, PAGE 49 R.O.D.C., TN); THENCE S 07° 26' 11" W 66.15 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT THAT HAS A RADIUS OF 100.00 FEET, A CHORD BEARING AND DISTANCE OF S 69°16' 04" W 69.78 FEET FOR AN ARC LENGTH OF 71.28 FEET TO A POINT; THENCE S 89° 41' 21" W 83.29 FEET TO A POINT IN THE EASTERLY MARGIN OF A PRIVATE ACCESS ROAD ; THENCE WITH SAID EASTERLY MARGIN N 07° 11' 15" E 25.21 FEET TO A POINT IN THE NORTHERLY MARGIN OF SAID CRESTWOOD ROAD; THENCE WITH SAID NORTHERLY MARGIN N 89° 41' 21" E 80.01 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 75.00 FEET, A CHORD BEARING AND DISTANCE OF N 48° 33' 46" E 98.66 FEET FOR AN ARC LENGTH OF 107.67 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT CONTAINING 4048.05 S.F. OR 0.09 ACRES+/-

INCLUDED in the above but EXCLUDED from this conveyance is the portion conveyed in Instrument No.20170828-0087967, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Branden J. Stansley and wife, Margaret P. Stansley by Warranty deed from Johnny L. Byrd of record in Instrument No. 20160425-0039987 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 25, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2602 Crestwood Drive, Nashville, TN 37214

(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 27th day of June, 2019.

Branden J. Stansley by Josh Anderson, attny in fact

Branden J. Stansley
By: Josh Anderson, his attorney-in-fact

Margaret P. Stansley by Josh Anderson, attny in fact

Magaret P. Stansley
By: Josh Anderson, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Josh Anderson**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Branden J. Stansley and Margaret P. Stansley for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Branden J. Stansley and Margaret P. Stansley, and is authorized by them to execute this instrument on their behalf.

Witness my hand, this 27th day of June, 2019.

My commission expires: 5/2/22

Notary Public

SARAH MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027