WARRANTY DEED

Karen Johnson Davidson County
Batch# 253843 DEEDWARR
07/08/2019 03:18:04 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20190708-0066388

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF JULY, 2019.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Austin Erlandson and Emily Kroll	new owners	094 01 0 231.00
(NAME) 712 South 14th Street	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, **Lindsey Ham, a single person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Austin Erlandson and Emily Kroll, both unmarried as** joint tenants with rights of x survivorship, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 131 on the Plan of Payne, Blakemore & Cummins Addition to Nashville, of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the property conveyed to Metropolitan Government of Nashville & Davidson County of record by Instrument No. 20040505-0051415, Register's Office for Davidson County, Tennessee, described as follows:

RIGHT-OF-WAY ACQUISITION:

Beginning at the southeast corner of property, shown on Tax Map 094-01, as Parcel 231.00, said point being on the present westerly right of way of South 14th Street, 23.10 feet left of Sta. 14+58.56 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN., said point being the point of beginning.

Thence, leaving the present right of way of South 14th Street, along the southern line of the above mentioned parcel, north 83 degrees 31 minutes 49 seconds West, a distance of 5.00 feet to a point; Thence, leaving the southern line of the above mentioned parcel, with the proposed right of way of South 14th Street, North 06 degrees 41 minutes 10 seconds east, a distance of 50.00 feet to a point, said point being in the northern line of the above mentioned parcel; Thence, with the parcel's northern line south 83 degrees 31 minutes 49 seconds east, a distance of 5.00 feet to a point, said point being the northeast

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Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BCT-19-712

corner of the above mentioned parcel and also being on the present westerly right of way of South 14th Street; Thence, with the present westerly right of way of South 14th Street south 06 degrees 41 minutes 10 seconds west, a distance of 50.00 feet to the point of beginning.

Said portion of land contains 250 square feet or 0.0057 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT:

Being a strip of land 21.00 feet in width and 50.00 feet in length starting at 28.10 feet left of Sta. 14+58.53 running parallel and perpendicular to the Proposed Right-of-way of South 14th Street and of the above mentioned portion of land; Said portion of land contains 1,050 square feet, or 0.0241 acres, more or less.

Being the same property conveyed to Lindsey Ham, a single woman by Warranty Deed from Sean Deguire, Daryl Deguire and Daryl Michael DeGuire are one in the same person and Debbie Deguire, all as tenants in common with rights of survivorship dated March 21, 2013 and recorded April 01, 2013 as Instrument No. 20130401-0031375, 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 712 South 14th Street, Nashville, TN 37206

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 I do covenant with the said Grantees 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 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 5th day of July, 2019.

Lindsey Ham 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 Lindsey Ham, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Lindsey Ham, for the purposes therein contained.

Witness my hand and official seal, this the 5th day of July, 2019.

Notary Public

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

My Commission Expires:

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