Karen Johnson Davidson County
Batch# 261043 DEEDWARR
07/23/2019 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,140.01
20190723-0072312

WARRANTY DEED

Morgan Harrison 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 $578,382.00.

Eric Tarnow
Affiant

Subscribed and sworn to me on 07/22/19.

Morgan Harrison
NOTARY PUBLIC
My Commission Expires: 11-08-2021

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eric Tarnow Elizabeth Tarnow 1206 Gartland Ave Nashville, TN 37206	Community Mortgage, LLC 19045 E VALLEY VIEW PARKWAY SUITE F INDEPENDENCE, MISSOURI 64055	08309007600

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Janet Smith and husband, Paul Weighell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Elizabeth Tarnow and Eric Tarnow, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County Tennessee, being the Easterly half of Lot 2 of Block 2 on the plan of D. H. Baileys Subdivision of part of the Allison Property, as of record in Book 161, Page 73, Registers Office for Davidson County Tennessee.

Said part of Lot No. 2 fronts 50 feet on the Southerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Janet Smith and husband, Paul Weighell by Warranty Deed from Nicholas Scott Witherow and wife, Shana Alivia Brogden Witherow, recorded on the 8th day of June, 2007 in Instrument No. 20070608-0068880, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1206 Gartland Ave, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 07/22/19.

Janet Smith

Paul Weighell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/22/19, before me personally appeared Janet Smith and Paul Weighell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/22/19.



NOTARY PUBLIC

My Commission Expires: 11-08-2021

Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

