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WARRANTY DEED

Karen Johnson Davidson County
Batch# 262441 DEEDWARR
07/26/2019 08:49:36 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20190726-0073532

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/6/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martha Herlihy and Jim Herlihy	Martha Herlihy and Jim Herlihy	104010F00300CO
(NAME)	(NAME)	
204 36th Avenue N	4975 Twinbrook Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Blue Ash, OH 45242	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Carter Clarke Norvell Jr. and Elizabeth L. Norvell, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Martha Herlihy and Jim Herlihy, wife and husband,** 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:

Certain real property situated in Davidson County, Tennessee, and described as follows, to wit:

Being Unit 3, West End Station Condominums, as established under Master Deed of record in Instrument No. 20070712-0083315 and amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Carter Clarke Norvell, Jr., by deed dated January 30, 2012 from Whitney Rose Upchurch, formerly known as Whitney Rose Cone, and husband, Jamie Upchurch of record in Instrument No. 20120131-0008584, Register's Office for Davidson County, Tennessee. Thereafter the said Carter Clarke Norvell, Jr., conveyed his interest in said property to Carter Clarke Norvell Jr. and Elizabeth L. Norvell, husband and wife by deed dated December 8, 2015 of record in Instrument No. 20160217-0014837, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 204 36th Avenue N, Nashville, TN 37209
(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/our hands this **23rd** day of **July, 2019.**

Carter Clarke Norvell Jr.

Elizabeth L. Norvell

State of Tennessee
County of Davidson

On this 23rd day of July, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Carter Clarke Norvell Jr. and Elizabeth L. Norvell, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 23rd day of July, 2019.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 19-Herlihy