Karen Johnson Davidson County
Batch# 265337 DEEDWARR
08/01/2019 03:36:48 PM 2 pgs
Fees: $13.00 Taxes: $1,198.80
20190801-0076256

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$324,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF JULY, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nolan Beede and Kelsey Beede	PINNACLE BANK	
(NAME)	(NAME)	08111037100
1602 16TH AVE N	15025 BALLENCROFT PKWY	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208	CHARLOTTE, NC 28277	
(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, **Successful Survivors** INC, a Tennessee Not For Profit Corporation, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Nolan Beede and Kelsey Beede**, husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: NB KB

Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 306 on the Plan of D.T. McGavock and Others Addition (erroneous referenced as D. F. McGavock in prior deeds) of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, being further described as follows:

Beginning on the easterly margin of Hendershott Street, now known as 16th Avenue N, at a point 50 feet north of the northern margin of Cockrill Street, said lot fronts 50 feet on the east side of Hendershott Street, now known as 16th Avenue N, and extends back eastwardly at right angles to said street between parallel lines 170 feet to an alley; thence southerly along the easterly margin of said alley 50 feet to the northeast corner of the property conveyed to William Guy and wife, Altonia Guy, by deed from Matilda Lloyd of record in the Register's Office for said County; thence along with said Guy's northerly line to the beginning.

Being the same property conveyed to Successful Survivors, Inc. by virtue of that certain Warranty Deed dated December 14, 2017, and being of record at Instrument No. 20171219-0129318 in the in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 21, Page 41 in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1602 16th Ave N Nashville, TN 37208
(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 19th day of July, 2019.

Successful Survivors, Inc.

By: N. Curtis Bryant, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared N. Curtis Bryant, 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 Executive Director of Successful Survivors, Inc., the within named bargainor, a Tennessee nonprofit corporation, and that he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Director.

WITNESS my hand and official seal at office this 19th day of July, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY