WARRANTY DEED

Karen Johnson Davidson County
Batch# 271789 DEEDWARR
08/15/2019 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20190815-0081717

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Charley Park	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
732 N. 5th Street	New owner	08207042200
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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, **Francisca Angel, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charley Park, single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 shown on the plan of Sarah A. Hart's Subdivision, of record in Book 57, Page 151, Register's Office for said County, and described according to a survey made for John B. Kohl, III, Registered Land Surveyor, dated February 9, 1977,a s follows:

Beginning at a point in the west margin of North 5th Street, 100 feet south of the southwest corner of said street and Arrington Street, thence westwardly 170 feet to the easterly margin of an alley; thence southwardly along the margin of said alley, 50 feet to an iron pin thence easterly 170 feet to the west margin of North 5th Street; thence along the west margin of said street, northwardly 50 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY: 732 N. 5th Street, Nashville, TN 37207

Being the same property conveyed to Francisca Angel by virtue of that certain Warranty Deed dated March 8, 2019, and being of record at Instrument No. 20190311-002209 in the amount of $158,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Ethel M. Woods by virtue of Quit Claim Deed dated December 22, 2015 at Instrument No. 20151222-0128945 in the said Register's Office.

Being the same property previously conveyed to Ethel M. Woods and Charles William Woods by virtue of Quit Claim Deed dated October 5, 1983 at Book 6153, Page 874 in the said Register's Office.

Being the same property previously conveyed to Ethel Sneed and Roderick B. Sneed by virtue of Warranty Deed dated March 3, 1977 at Book 5121, Page 510 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 57, Page 151, 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 732 N 5th St. Nashville, TN 37207
(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 9th day of August, 2019.

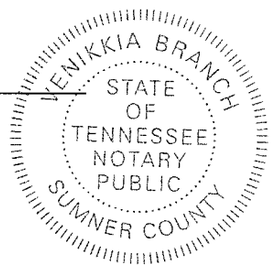
Francisca Angel
Francisca Angel

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Francisca Angel** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of August, 2019.

Notary Public



My Commission Expires: 09/25/2019

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

