WARRANTY DEED

Karen Johnson Davidson County
Batch# 272236 DEEDWARR
08/16/2019 08:20:53 AM 2 pgs
Fees: $13.00 Taxes: $3,274.50

20190816-0081951

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Belmont Real Estate Holdings, II, LLC	Belmont Real Estate Holdings, II, LLC	104-12-0-328.00
(NAME)	(NAME)	
1900 Belmont Blvd	1900 Belmont Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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, I, **Evelyn V. Hill,** an unmarried woman, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Belmont Real Estate Holdings, II, LLC,** a Tennessee Limited Liability Comapny, 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:

Land in Davidson County, Tennessee, being Lot No. 49 on teh map of Avalyn Place as of record in Book 161, page 150, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 50 feet on the southerly margin of Bernard Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Evelyn V. Hill by Deed from James R. Hill, dated June 6, 1978 and filed for record June 22, 1979 in Book 5453, page 894, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 3961, page 408, said Register's Office .

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 1515 Bernard Avenue, Nashville, TN 37212
(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 14th day of August, 2019.

Evelyn V. Hill

Evelyn V. Hill

State of Tennessee
County of Davidson

Personally appeared before me, Judith C. Jacobs, a Notary Public in and for the above mentioned County and State, Evelyn V. Hill, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2019.

Notary Public: Judith C. Jacobs
My Commission Expires: 2-20-20

File No.: 201908010

