Karen Johnson Davidson County
Batch# 273735 DEEDWARR
08/20/2019 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20190820-0083371

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/25/21
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-060934

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Karl Sillay and Elizabeth Gernert Sillay	New Owner(s)	
(NAME)	(NAME)	
866 Battery Lane		132-10-0-014.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thousand And No/100 Dollars ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KATHERINE TURNER, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KARL SILLAY AND ELIZABETH GERNERT SILLAY, HUSBAND AND WIFE, 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 part of Lot No. 18 on the Plan of Oakhill Subdivision No. 1 of record in Plat Book 547, Page 49, in the Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Geo. W. Watkins, Surveyor, May 17, 1951, and revised May 22, 1952, as follows:
Beginning at an iron pin on the Northerly margin of Battery Lane at the Southwest corner of part of Lot 18 conveyed to W. R. Smith and wife, Mary Gladys Smith, as of record in Book 2093, page 11, Register's Office for said county; thence along Smith's West line North 2 degrees 4' East 472 feet; thence North 70 degrees 30' West 131 feet to an iron pin in the East line of Estes' lot; thence with Estes' East line South 2 degrees 45' West 475 feet to an iron pin in the North margin of Battery Lane, Estes' Southeast corner; thence along the margin of said Lane, Easterly 133 feet to the beginning.
Being the same property conveyed to Katherine Turner a single woman by Warranty deed from Jack W. McCullough, Jr., a married man, Joan M. Rose an unmarried woman, Jodi Lynn Felts a married woman,

McCullough, Jr., a married man, Joan M. Rose an unmarried woman, Jodi Lynn Felts a married woman, and Janet Lee Adkins as Trustee of the Emma Adkins Trust and Jack Edward Atkins Trust of record in Instrument No. 20170105-0001139 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 05, 2017.

Spouse of Grantor has never occupied said property as their primary residence.

unimproved ☐
This is improved ☒ property, known as 866 Battery Lane, Nashville, TN 37220
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Katherine Turner, a married woman this 31 day of July, 2019.

Katherine Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of July, 2019, before me personally appeared Katherine Turner, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2019.

Notary Public

My Commission Expires: 7/9/22

(SEAL)

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Jaymie Hargrave, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jaymie Hargrave, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY