WARRANTY DEED

Karen Johnson Davidson County
Batch# 276271 DEEDWARR
08/26/2019 09:57:30 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20190826-0085377

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$380,000.00.**

Affiant

Subscribed and sworn to before me this 16th day of August, 2019.

Notary Public
My Commission expires: 7/3/23
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Ronk	Highlands Residential Mortgage, LTD	082-08-0-422.00
598 Neill Avenue	12001 N. Central Expressway, Suite 750	
Nashville, TN 37206	Dallas, TX 75243	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **W.N. Green, as Trustee for Estate Land Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Ronk and Ana Ronk, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Re-Subdivision of Lots Nos. 89 thru 94, and part of 88 and parts of two 12 inch alleys and part of Marina Street (now closed) of the Bransford's Realty Company's Subdivision of Love McFerrin Tract and the McWhirter Tract, as of record in Book 4300, page 179, Register's Office of said County, described as follows: Beginning at a point on the westerly margin of Neill Avenue said point being the common corners between Lots 1 and 2; thence with the line between said two lots, westerly 161.99 fee to a point, said point being the easterly margin of the property conveyed to Diocesan Properties Inc., by deed of record in Book 4270, page 188, Register's Office for Davidson County, Tennessee; thence with said Diocesan Properties, Inc.easterly line north 71.05 feet to an iron pin on the southerly margin of Mansfield Court; thence along said margin south 83 degrees 25' east 136.70 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet in a southerly direction 35.57 feet to a point in the westerly margin of Neill Avenue; thence along said margin in a southerly direction 47.7 feet to the point of beginning.

Being the same property conveyed to Earley Richard Frierson, by deed from Norvie Joe Frierson, on July 11, 2000, of record in Instrument Number 20000712-0068897, Register's Office for Davidson County, Tennessee. The said Earley Richard Frierson having died intestate on September 23, 2003 a single man. Said property further conveyed to his mother and sole heir-at-law; Elizabeth Sally Frierson. Affidavit of Heirship being of record in Instrument Number 20150610-0054415 said Register's Office. And further conveyed to W.N. Green, as Trustee for Estate Land Trust on May 27, 2015 by deed from Elizabeth Sally Frierson of record in Instrument Number 20150610-0054416 said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 4300, page 179, Register's Office Davidson County, Tennessee.

This is improved property known as: **598 Neill Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 16, 2019.

Estate Land Trust

W.N. Green, Trustee
By W.N. Green, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **W.N. Green, as Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 16, 2019

My commission expires 7/3/23

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 10/14/2020

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY