WARRANTY DEED

Karen Johnson Davidson County
Batch# 285101 DEEDWARR
09/12/2019 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20190912-0092624

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

File No. DH0005644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

NOTARY PUBLIC
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2019.
My Commission Expires:
November 8, 2021
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lora Laverty	New Owner	
(NAME) 1515 Kirkwood Ave	(NAME)	117-04-0-295.00
(ADDRESS) Nashville, TN, 37212	(ADDRESS)	
(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, I, **Richard Paul Stein and Lisa Ronna Larson,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lora Laverty, a married woman, as her sole and separate property,** 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:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Map of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 99 fronts 69.9 feet on the Southerly margin of Kirkland Avenue, also known as Kirkwood Avenue, formerly Augusta Avenue, and extends back 123.6 feet on the Easterly line and 124 feet on the Westerly line to an alley in the rear, measuring 69.9 feet thereon.

Being the same property conveyed to Richard P. Stein and wife, Lisa Stein by Warranty deed from Joseph G. Dillon, Jr of record in Book 6859, page 784, Register's Office for Davidson County, Tennessee, dated May 15, 1986 and recorded on May 19, 1986 and Re-Recorded in Book 8083, Page 919.

Being the same property conveyed to Richard Paul Stein by Quit Claim deed from Lisa Robin Stein of record in Book 10914, page 49, Register's Office for Davidson County, Tennessee, dated April 07, 1998 and recorded on May 04, 1989.

Being the same property conveyed to Richard A. Northcutt, Trustee by Quitclaim Deed from Richard Paul Stein of record in Instrument No. 20000217-0016187, Register's Office for Davidson County, Tennessee, dated February 14, 2000 and recorded on February 17, 2000 and within the same deed the said Richard A. Northcutt, Trustee conveyed his interest in the subject property to Richard Paul Stein and Lisa Ronna Larson, both unmarried.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1515 Kirkwood Ave, 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 hand this 9th day of September, 2019.

Richard Paul Stein

Lisa Ronna Larson, by Richard Paul Stein, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard Paul Stein, one of the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of September, 2019.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Richard Paul Stein, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lisa Ronna Larson, and who acknowledged that he/she executed the same as the free act and deed of the said Lisa Ronna Larson, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument #201909120092623_, said Register's Office.

Witness my hand this 9th day of September, 2019.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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)

