143609

Karen Johnson Davidson County
Batch# 316327 DEEDWARR
11/15/2019 10:28:42 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20191115-0117995

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

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

Hilary Mohsenzade
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Catherine Jackson	New Owner	14705001000
(NAME)	(NAME)	
1340 Ben Green Rd		
(ADDRESS)	(ADDRESS)	
Lebanon TN 37087		
(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, **Van Calhoon, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mary Catherine Jackson,** 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. 553 on the Plan of Caldwell Hall, Section 14, as of record in Book 3300, Page 77, said Register's Office.

Said Lot No. 553 fronts 95 feet on the northerly side of Blackman Road and runs back 268.37 feet on the easterly line and 178.55 feet on the westerly line to a line in the rear which measures 131.4 feet thereon.

Being the same property conveyed to Van L. Calhoon, married man, by deed of record in Instrument No. 20171102-0112568, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest .

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 356 Blackman Rd., Nashville, TN 37211
(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 November, 2019.

Van Calhoon

State of Tennessee
County of Davidson

Personally appeared before me Van Calhoon, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires:

File No.: 14369

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022