WARRANTY DEED

Karen Johnson Davidson County
Batch# 318243 DEEDWARR
11/21/2019 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $684.13
20191121-0120499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2019

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK191558TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.(S)
Falon Barton and Nathaniel Barton	NEW OWNER	
(NAME)	(NAME)	
1495 Dolan Road	1495 Dolan Road	080-08-0-023.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighty-Four Thousand Nine Hundred And No/100 Dollars ($184,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ISABELLA JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FALON A BARTON AND NATHANIEL G BARTON, WIFE AND HUSBAND**, 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. 391 on the Plan of Section One, Bordeaux Gardens of record in Plat Book 3300, Page 91, 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. 391 fronts 65.11 feet on the Northerly side of Dolan Road and runs back 115.75 feet on the westerly line and 88.48 feet on the Easterly line to a dead line in the rear on which it measures 79.94 feet.

BEING the same property conveyed to Isabella James, LLC, a Tennessee limited liability company by Quitclaim deed from Benjamin James Dunkin and Carmyn Isabella Cook, both unmarried of record as Instrument No. 20191004-0101914 Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Benjamin James Dunkin and Carmyn Isabella Cook, both unmarried by Warranty Deed from Martha Wilson, unmarried, of record as Instrument No. 20190328-0027861, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1495 Dolan Road, Nashville, TN 37218
(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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

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 Isabella James, LLC, a Tennessee limited liability company this 21st day of November, 2019.

Isabella James, LLC, a Tennessee limited liability company

BY ALL ITS MEMBERS:

Carmyn Cook, Member

Benjamin Dunkin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid **Carmyn Cook and Benjamin Dunkin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are all of the members of **Isabella James, LLC, a Tennessee limited liability company**, the within-named bargainor, and as such authorized officers, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

Witness my hand and official seal at Davidson County, Tennessee this 21st day of November, 2019.

Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

