Karen Johnson Davidson County
Batch# 318362 DEEDWARR
11/22/2019 09:13:56 AM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20191122-0120695

Warranty Deed

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $785,000.00. Affiant Subscribed and sworn to before me, this the 18th day of November, 2019. Notary Public My commission expires: 3/7/23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew P. Janssen Sibyl M. Janssen	New Owner	10414008500
2905 Westmoreland Drive		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIC BYMASTER, A SINGLE MAN AND NICHOLAS ALBANO II, A SINGLE MAN, AS TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW P. JANSSEN AND SIBYL M. JANSSEN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lots 38 and 39, on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Westmoreland Drive at a point 4 feet east of the corner of Lots 38 and 39, said point being the northwest corner of the property conveyed to J. J. Ray and wife, by deed from H. W. Grooms and wife, of record in Book 1020, page 25, said Register's Office; thence with Ray's westerly line, southwardly 99 feet to a point 10 feet east of north line between Lots 38 and 39; continuing in a southerly direction 89 feet, in all, 188 feet, to the northerly margin of an alley; thence with said alley westwardly 65 feet to the corner of Lots 39 and 40, being the southeast corner of the property conveyed to Annie W. DePierri by deed from Margaret DePierri, et al, of record in Book 883, page 491, said Register's Office; thence with DePierri's easterly line northwardly 189 feet, more or less, to the southerly margin of said Drive; thence with said Drive eastwardly 64 feet to the beginning.

Being the same property conveyed to Eric Bymaster, a single man and Nicholas Albano, II, a single man as tenants in common with right of survivorship by Warranty deed from David Logsdon and wife, Caroline Folger Logsdon of record in Instrument No. 20160727-0077253 Register's Office for Davidson County, Tennessee, dated July 21, 2016 and recorded on July 27, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2905 Westmoreland Drive, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of November, 2019.

Eric Bymaster

Nicholas Albano II by Eric Bymaster his Attorney In Fact

Nicholas Albano, II by Eric Bymaster, his 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 Eric Bymaster, individually and as attorney-in-fact for Nicholas Albano, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of November, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021