Karen Johnson Davidson County
Batch# 321096 DEEDWARR
11/27/2019 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20191127-0122528

WARRANTY DEED

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of November 2019.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

532865

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Nolan Savitsky	New Owner	10504004100
(NAME)	(NAME)	
14 N Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we William Jobe Jr. and Anita F. Morris and Elizabeth A. Woods**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ryan Nolan Savitsky, an unmarried man, and Richard Savitsky, a married man, tenants in common with right of survivorship.** hereinafter called the GRANTEE(S), his/her/their 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. 112, on the Plan of Trimble's First Addition to Nashville, of record in Plat Book 19, Page 220, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 112 fronts 50 feet on the Northerly margin of North Hill Street and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to William L. Jobe and wife Mary E. Jobe by Warranty Deed from James H. Chandler, Jr. and wife Elzer S. Chandler, dated 12/08/1971 and recorded 12/14/1971, of record in Book 4561, Page 114, Register's Office for Davidson County, Tennessee.
The said Mary E. Jobe died on 02/02/1996, leaving the said William L. Jobe as the sole surviving tenant by the entirety.
The said William L. Jobe aka William Lee Jobe, Sr. died intestate on 04/14/2017, leaving the said William Jobe, Jr. Elizabeth A. Woods, and Anita F. Morris as his sole heirs at law as evidenced in File No. 17P2086, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 19, Page 220, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 14 N Hill Road, Nashville, TN 37210
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3 day of Nov. 2019.

William Jobe Jr.

Anita F. Morris

Elizabeth A. Woods

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Jobe Jr., Anita F. Morris, and Elizabeth A. Woods, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of November, 2019.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

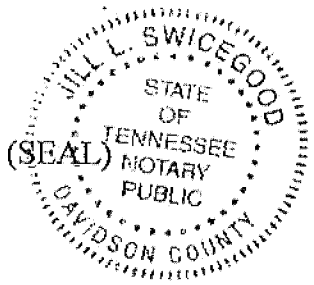
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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