Karen Johnson Davidson County
Batch# 325602 DEEDWARRSP
12/05/2019 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $9,620.00
20191205-0125691

2019-270

SPECIAL WARRANTY DEED

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY of DECEMBER, 2019

Notary Public

MY COMMISSION EXPIRES: 5/2/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Harris	NEW OWNER	130-12-0-A-025.00 CO
(NAME)	(NAME)	
4 Kenilworth		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Edwin S. Pyle, Trustee of the Land Title Trust u/a dated May 29, 2013,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe Sliskovich and Jennifer Harris, husband and wife,** 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. 25 on the map entitled Northumberland, as of record in Book 6250, Pages 128 and 129, Surveyor's Certificate of Correction of record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edwin S. Pyle, Trustee U/A dated May 29, 2013, by Special Warranty Deed from Estate of Barbara Annemarie Orbison, by and through Alexander Orbison and Roy Kelton Orbison, Jr., the duly appointed and acting Co-Executors, dated May 31, 2013, of record in Instrument No. 20130606-0057555, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4 Kenilworth, Nashville, TN 37215
(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 claiming by, through, or under Grantors. 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the map of record in Book 6250, pages 128 and 129, corrected in Book 6386, page 194; Restrictions of record in Book 6377, page 18; Book 6545, page 799; Book 8990, page 50; Book 11298, page 935; Instrument No. 20010629-0068967 and Instrument No. 20180927-0095915; Articles of Incorporation/Charter of record in Book 7841, page 73; Easement for water mains and appurtenances of record in Book 6434, page 786; Easement of record in Book 2296, page 303 and Book 1181, page 486; all of record in the Register's Office for Davidson County, Tennessee.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Witness this 25th day of November, 2019.

The Land Title Trust u/a dated May 29, 2013

Edwin S. Pyle, Trustee U/A Dated May 29 2013 with full power to mortgage, sell transfer and convey without the joinder of any person

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Edwin S. Pyle, Trustee U/A Dated May 29 2013 with full power to mortgage, sell transfer and convey without the joinder of any person, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of November, 2019.

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2023

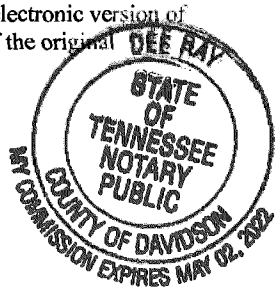
Notary Public

My Commission Expires: _____

File No.: 30563

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public