WARRANTY DEED

Karen Johnson Davidson County
Batch# 356264 DEEDWARR
02/11/2020 08:31:31 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20200211-0015344

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON AMR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Janel Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37205

File No.: 20-0053

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin W. McClain, unmarried	BM Real Estate Services, Inc.	Map: 09205028500
(NAME) 1020 Piedmont Ave NE, Unit 1302	(NAME) 5016 N Parkway Calabases, Ste 200	
(ADDRESS) Atlanta, GA 30309	(ADDRESS) Calabases, CA 91302	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GLEN WALLIS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUSTIN W. MCCLAIN, UNMARRIED,

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:

Being all of that certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Lots 7 and 8 in Block 2 on Plan of Fisk University Place Subdivision plan record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Lots join each other and front together 50 feet on west side of India Street, now called 32 Avenue, North and all extend back between parallel lines 150 feet to alley, showing together on said alley 50 feet, part of the same property conveyed to Warren B. Sloan.

Being part of the same property identified as Tract 1 in a warranty deed conveyed to Glen Wallis, by deed from Leland D.Watts and James R. Watts, of record in Book 10452, Page 570 and re-recorded in Book 10509, Page 267, dated April 30, 1997, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Pages 4 and 5, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 809 32nd Avenue North, Nashville, TN 37209
(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.

Witness our hands this 31st day of January, 2020.

Glen Wallis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glen Wallis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 31st day of January, 2020.

My Commission Expires: 5/5/20

Notary Public

