WARRANTY DEED

Karen Johnson Davidson County
Batch# 370524 **DEEDWARR**
03/10/2020 02:50:28 PM 2 pgs
Fees: $13.00 Taxes: $351.50

20200310-0026930

J-WW-20-3000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Loewen Pride Properties, LLC	**New Owner**	
(NAME)	(NAME)	**119-13-0-150.00**
1818 Joy Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged, **NANCY NELMS AKA NANCY B. GANNON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOEWEN PRIDE PROPERTIES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 6th formerly the 9th , Civil District of Davidson County, Tennessee, being Lot No. 16 on the Plan of H.G. McNabb' s Subdivision of the Morton Lands, as of record in Book 1130, Page 64, Register' s Office for said County described as follows:

Beginning at a point in the easterly margin of Louise Dr., at the Northwest corner of Lot No. 17 on the said Plan; thence with the line between said lots Nos. 16 and 1, eastwardly 160.8 feet to a Point in western boundary line of said tract, of land marked "reserved" on the Plan; thence with the western boundary line of said tract, northward 59.5 feet to point in the southerly margin of Timmons Street, thence with the southerly margin of Timmons Street, westwardly 138 feet to the beginning of a curve; thence around said curve in a southwesterly direction to a point in the easterly margin of said Drive, Southwardly 48.7 feet to the beginning.

Being the same property conveyed to Nancy Nelms a/k/a Nancy B. Gannon by Quitclaim deed from Keith Uselton, Successor Trustee of the Barrett Joint Living trust Agreement U/A/D/ May 30, 1996 of record in Instrument No. 20180308-0022137 Register's Office for Davidson County, Tennessee, dated March 08, 2018 and recorded on March 08, 2018.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 64, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Louise Drive Parcel # 119-13-0-150.00, Nashville, Tennessee 37211**.

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), their heirs and 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), 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 my/our hand(s) this the 5th DAY OF MARCH, 2020.

Nancy Nelms aka Nancy B. Gannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212