Karen Johnson Davidson County
Batch# 370539 DEEDWARR
03/10/2020 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20200310-0026955

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $319,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF MARCH, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.20.23

STATE OF TENNESSEE NOTARY PUBLIC S THOMPSON COUNTY OF ROBERTSON

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-6794B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Leah Ducey and Joseph Dougherty	Movement Mortgage	071-04-0-070.00
2616 Jones Avenue	8024 Calvin Hall Rd	
Nashville, TN 37207	Indian Land, SC 29707	

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,

NICHOLAS BARKEMEYER AND MICHELE R. DEGRAAF, AS JOINT TENANTS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LEAH DUCEY, AN UNMARRIED WOMAN AND JOSEPH DOUGHERTY, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 329 on the Plan of Joywood Heights, Section II of record in Plat Book 1130, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Westerly margin of Jones Avenue at the common corners of Lots Nos. 328 and 329; thence Westerly with the line between Lots Nos. 328 and 329, a distance of 190.2 feet to a point which is the common corner of Lots Nos. 328 and 329, 293 and 292; thence Northwardly 60 feet along the line between Lots Nos. 329 and 292, to an iron pin placed in the South margin of Lot No 290 and at the common corner of Lots Nos. 290, 329 and 289 a distance of 174.1 feet to the West margin of Jones Avenue; thence along the West margin of Jones Avenue around a curve in a Southwardly direction 62.2 feet to the beginning.

Being the same property conveyed to Nicholas Barkemeyer and Michele R. DeGraaf, as joint tenants by Warranty deed from Hozan Barwari, married and Nijirvan Kuremay, married, as tenants in common of record in Instrument No. 20180522-0049076 Register's Office for Davidson County, Tennessee, dated May 17, 2018 and recorded on May 22, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 2616 Jones Avenue, Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 9th day of March, 2020.

Nicholas Barkemeyer

Michele R. ~~DeGraff~~ DeGroaf

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, NICHOLAS BARKEMEYER AND MICHELE R. ~~DEGRAFF,~~* the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained. * DeGraaf

Witness my hand and official seal, this 9th day of March, 2020.

Notary Public

My Commission Expires: 10/11/21

File #: 20-6794B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY