WARRANTY DEED

Karen Johnson Davidson County
Batch# 442508 DEEDWARR
07/22/2020 03:19:24 PM 2 pgs
Fees: $13.00 Taxes: $2,826.80

20200722-0080766

File No. AT0007123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $764,000.00.

Margaret Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2020.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Tillman and Stacey Tillman	CapStar Bank	
(NAME)	(NAME)	
1506 Beechwood Avenue	2002 Richard Jones Rd.	104-16-0-399.00
(ADDRESS)	(ADDRESS) Suite 300A	
Nashville, TN, 372125517	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, I, **David H Zald and wife, Mary Early-Zald,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Tillman and Stacey Tillman, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 the Westerly half of Lot No. 87 on the Plan of Belmont Land Company's Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 87 fronts 50.0 feet on the Northerly margin of Beechwood Avenue and extends back between parallel lines a distance of 188.0 feet to an alley in the rear.

Being the same property conveyed to David H. Zald and wife, Mary Early-Zald by Warranty deed from John Adams McGraw and wife, Eliza Lowen McGraw of record in Instrument No. 20000804-0077547 Register's Office for Davidson County, Tennessee, dated July 31, 2000 and recorded on August 04, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1506 Beechwood Avenue, Nashville, TN 372125517

(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 whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and

Witness my hand this 21st day of July, 2020.

David H. Zald by Leslie A Garside, as his attorney in fact

David H. Zald by Leslie A. Garside and/or Joshua L. Hunter as his Attorney in fact

Mary Early-Zald by Leslie A Garside, as her attorney in fact

Mary Early-Zald by Leslie A. Garside and/or Joshua L. Hunter as her Attorney in fact

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, Leslie A Garside and/or Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for David H. Zald, and that this instrument was executed on behalf of the said David H. Zald for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2020.

Notary Public

My Commission Expires: 1/22/24

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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, Leslie A Garside and/or Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Mary Early-Zald, and that this instrument was executed on behalf of the said Mary Early-Zald for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2020.

Notary Public

My Commission Expires: 1/22/24

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206