WARRANTY DEED

Karen Johnson Davidson County
Batch# 481243 DEEDWARR
09/23/2020 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20200923-0108958

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/9/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachary R. Ely	NEW OWNER	08301020100
(NAME)	(NAME)	
1014 Granada Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Leslie Belknap**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Zachary R. Ely**, hereinafter called the GRANTEE(S), his 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 part An unnumbered Tract on the plan of J.G. Grissim's Grand Avenue Addition, as of record in Book 974, Page 35, Register's Office for said county, being Lot No. 3 on the Map of Harland Realty Company's subdivision Said Tract, not of record described according to a survey made by Pete Meyer, Surveyor, July 9, 1946, as follows:

Beginning on the southerly margin of Granada Avenue (incorrectly listed as Granda Avenue in previous deed), at a point 100 feet west of the southwest corner of said avenue and Evon Street, being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 317.7 feet to the northerly margin of said alley; thence with said alley, westwardly 50 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 317.4 feet to the southerly margin of Granada Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Leslie Belknap by Warranty Deed from Misty M. Ellis, dated 1/16/2015, of record in Instrument 201501210005778, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plat of record in Plat Book 974, Page 35, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1014 Granada Avenue, Nashville, TN 37206

(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 GRANTEE(S), his 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), his 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.

Effective the 18th day of September, 2020.

Leslie Belknap

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie Belknap, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of September, 2020.

Notary Public:
My Commission Expires: 1/12/22

JILL L SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

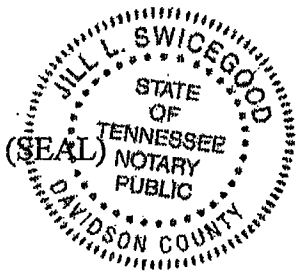
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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