Karen Johnson Davidson County
Batch# 509780 DEEDWARR
11/06/2020 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20201106-0130508

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$399,900.00**

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2020.

Notary Public

My commission expires: 5-3-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jonathan M. Novak **Cortney L. Novak**	**New Owner**	**083-01-0-186.00,** **083-01-0-187.00** **083-01-0-439.0**
1011 Petway Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Lee Sanders, unmarried

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

Jonathan M. Novak and Cortney L. Novak

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:

Tract I

Land in Davidson County, Tennessee, being Lot No. 28 and parts of Lots Nos. 29 and 30 on the James Burns' Subdivision as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Manila Avenue, at the corner of Lots Nos. 27 and 28; thence eastwardly, with the line between said two lots, 167 feet to the westerly margin of an alley; thence southwardly, with the westerly margin of said alley, southwardly 166.3 feet to the northern margin of another alley; thence westwardly, along the northern margin of said last mentioned alley, 187 feet; thence northwardly in a straight line 117 feet to a point in the easterly margin of Manila Avenue at the corner of Lots Nos. 28 and 29; thence northeastwardly along the easterly margin of Manila Avenue, 54 feet, more or less, to the beginning.

Being the same property conveyed to Thomas Lee Sanders, unmarried, by Warranty Deed dated December 3, 2013 from Ray A. Hamilton, of record in Instrument No. 20131204-0123645, Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being part of Lot Nos. 29 and 30 on the Plan of James Burns Subdivision, as of record in Plat Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of an alley at the Southwest corner of the property conveyed to Albert L. Feldkircher and wife, by Deed from E. P. Arnold and wife, of record in Book 609, Page 281, said Register's Office; thence with said Feldkircher's westerly line northwardly 117 feet, more or less, to the southeasterly margin of Burns Park Street (now closed); thence with said street southwestwardly to the southerly margin of said street 117 feet; thence around another curve southwardly to the easterly margin of Manila Avenue 33 feet; thence with said Avenue southwardly 34.5 feet to the northerly margin of said alley; thence with same eastwardly 116.5 feet, more or less, to the beginning; and part of the street that was closed by Metro. Ordinance Bill No. 64-327, Metro. County Clerk's Office.

Being the same property conveyed to Thomas Lee Sanders, unmarried, by Warranty Deed dated January 22, 2014 from Selmon Whitaker and Estella Whitaker, husband and wife, of record in Instrument No. 20140124-0006639, Register's Office for Davidson County, Tennessee.

Tract III

Land in Davidson County, Tennessee, described according to an unrecorded survey of Barry Greer and Associates, dated June 12, 1964, as Parcel "D" and being Lot 24 and a part of Lot 23 on the map of the James Burns Subdivision of record in Book 421, Page 40, said Register's Office, and described as follows:

Beginning at a point on the northerly margin of Manila Avenue being the Southwest corner of Lot 24 of the James Burns Subdivision and the intersection of said Manila Avenue with a former alley right of way; thence N 03 degrees 50' E 101.10 feet along the original lot line of Lot 24 and Lot 23 to a point; thence S 87 degrees 18' E 47 feet to a point; thence N 03 degrees 50' E 10.00 feet to a point; thence S 87 degrees 18' 16" E 120.00 feet to a point; thence South along the westerly right of way of Manila Avenue a distance of 35 feet thence continuing along the westerly and northerly right of way of Manila Avenue along a curve to the right 115 feet more or less to a point that is 109.62 feet from the easterly point of the beginning; thence N 88 degrees 28' 40" W a distance of 109.62 feet to the point of beginning, containing 11,500 square feet, more or less.

Being the same property conveyed to Thomas Lee Sander, an unmarried individual, by Warranty Deed dated October 9, 2013 from Gary W. Hudgens, of record in Instrument No. 20131024-0110662, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcels of land are subject to the following: (1) The Plan of record in Book 421, Page 40, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement to the City of Nashville for a storm sewer of record in Book 3506, Page 12, Register's Office for Davidson County, Tennessee. (3) Easements retained in the Metro Ordinance No. 64-327, Metro. County Clerk's Office. (4) Conveyance of Easement for utilities of record in Book, 4833, Page 413, Register's Office for Davidson County, Tennessee. (5) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **0 Manila Avenue, Nashville, TN 37206**

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 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 my/our hand(s) this 29th day of **October, 2020.**

Thomas Lee Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Lee Sanders,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, Tennessee,** this 29 day of **October, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022