Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1593

Karen Johnson Davidson County
Batch# 541972 DEEDWARR
12/23/2020 01:09:10 PM 2 pgs
Fees: $13.00 Taxes: $1,165.13
20201223-0153016

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeff Austin Black, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Riley Edward McEvoy and Tiffany Adams, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 130 on the plan of Payne. Blakemore and Cummings Addition to East Nashville, as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Excluded from conveyance is the Right of Way Acquisition beginning at the southeast corner of property, shown on Tax Map 094-01, as Parcel 232.00, said point being on the Present Westerly ROW of South 14th Street, 23.41 feet left of Sta. 15+08.56 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN, said point being the point of beginning. Thence, leaving the present ROW of South 14th Street, along the Southern line of the above mentioned parcel, North 83 degrees 31 minutes 49 seconds West, a distance of 5.00 feet to a point; Thence, leaving the Southern line of the above mentioned parcel, with Proposed ROW of South 14th Street, North 06 degrees 41 minutes 12 seconds East, a distance of 50.00 feet to a point, said point being in the Northern line of the above mentioned parcel; Thence, with the parcels Northern line South 83 degrees 31 minutes 49 seconds East, a distance of 5.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the present Westerly ROW of South 14th Street; Thence, with the Present Westerly ROW of South 14th Street South 06 degrees 41 minutes 12 seconds West, a distance of 50.00 feet to the beginning. Said portion of land contains 250 square feet or 0.0057 acres, more or less.

Temporary Construction Easement: Being a strip of land 20.00 feet in width and 50.00 feet in length starting at 28.41 feet left of Sta. 15+08.53 running parallel and perpendicular to the proposed Right-of-Way of South 14th Street and the above mentioned portion of land; Said portion of land contains 1,000 square feet, or 0.0230 acres.

Being the same property conveyed to Jeff Austin Black, unmarried by deed from red wagon properties, LLC, dated September 18, 2018, of record in Inst. No. 20180925-0094868, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 710 South 14th Street, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

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**NEW OWNER:**
**Riley Edward McEvoy**
**710 South 14th Street**
**Nashville, TN 37206**

**RESPONSIBLE FOR TAX PAYMENT**
New Owner

**TAX MAP-PARCEL #:**
**094-01-0-232.00**

**WITNESS THE EXECUTION HEREOF** this 22nd day of December, 2020.

**Jeff Austin Black**

**State of Tennessee )**
**County of Davidson )**

On this 22nd day of December, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeff Austin Black, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 314,900.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of December, 2020.

Notary Public

My Commission Expires: _____

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P20-110