Bk/ 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 572414 **DEEDWARR**
02/10/2021 03:09:49 PM 2 pgs
Fees: $13.00 Taxes: $3,996.00

20210210-0019364

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,080,000.00.

June E Rowell
Affiant

Subscribed and sworn to me on February 9, 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34203

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard Pilkington 1214 Beech Hill Brentwood, TN 37027	SAME AS NEW OWNER	104-16-029

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nanci Griffith, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Richard Pilkington, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 52 and the easterly 20. 0 feet of Lot 53 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 and the easterly part of Lot No. 53 front together 100.0 feet on the northerly side of Blair Boulevard and run back between parallel lines 180.0 feet to an alley.

Being the same property conveyed to Nanci Griffith, unmarried, by Warranty Deed from Nancy Bloom-Loventhal, unmarried, recorded on June 20, 2000 in Instrument No. 200006200061359, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights of record as Book 332, Page 117, Register's Office of Davidson County, Tennessee.

This property is also known as improved property located at 1808 Blair Blvd., Nashville, TN 37212.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs

and assigns, 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 9th day of February, 2021.

Nanci Griffith

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 9, 2021, before me personally appeared Nanci Griffith 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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on February 9, 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021