WARRANTY DEED

File #21127

Karen Johnson Davidson County
Batch# 627261 **DEEDWARR**
05/03/2021 09:26:44 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20210503-0058698

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Joyce Ann Jordan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: . 1/26/25
(AFFIX SEAL)

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifton LD, LLC	NEW OWNER	-117-08-0-238.00
(NAME)	(NAME)	
2215 Castleman Drive		
(ADDRESS)	(ADDRESS)	
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, **Thomas Lee Jordan and Joyce Ann Jordan, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clifton LD, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot 15 and Lot 16 on the Plan of Galecrest Number 2, Block "G", as recorded in Book 1424, Page 19 of the Register's Office, Davidson County, Tennessee.

Said parts of Lots 15 and 16 join and front together 80 feet on the North margin of Battlefield Drive, thence leaving said margin of Battlefield Drive North 153.4 feet to a point in the Southerly margin of Interstate 440, thence with said margin of 440, West 75.1 feet to a point, thence South 154.8 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is the following tract:

Land in Davidson County, Tennessee, beginning at a point of intersection of the west boundary of this property and the south right of way of the Tennessee Central Railroad, said point being along the said right of way eastwardly 944 feet from the east margin of Belmont Boulevard; thence along the said right of way along a curve left having a radius of 2,341.8 feet eastwardly for 72.7 feet to a point; thence south 0 degree 13 minutes west 26.6 feet to a point; thence north 87 degrees 45 minutes west 75.1 feet to a point in the said west boundary; thence along the said west boundary north 2 degrees 03 minutes east 24.6 feet to the point of beginning and containing 1,861 square feet and being part of the same property conveyed by Henry T. Vance and wife to John R. Ozier and wife Mildred Ozier of record in Book 2644, Page 131, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Lee Jordan and wife, Joyce Ann Jordan by Special Warranty Deed deed from NationalBank of Tennesse, N.A. Trustee of Mildred Ozier of record in Book 9869, page 71, Register's Office for Davidson County, Tennessee, dated November 21, 1995 and recorded on November 27, 1995.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1242-1244 Battlefield Drive, Nashville, TN 37215

(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 the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of April, 2021.

Thomas Lee Jordan

Joyce Ann Jordan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Thomas Lee Jordan and Joyce Ann Jordan**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2021.

My commission expires: 1/26/25

Notary Public

MATTHEW CHOWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027