WARRANTY DEED

File #21120

Karen Johnson Davidson County
Batch# 627264 DEEDWARR
05/03/2021 09:27:58 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20210503-0058701

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.

Matthew Crowning
Notary Public

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

MATTHEW CROWNING NOTARY PUBLIC STATE OF TENNESSEE 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	-117-08-0239.00
(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:

Land in Davidson County, Tennessee, being the Westerly 30 feet of Lot No. 17 and the Easterly 50 feet of Lot No. 16, on the Map of Galecrest No. 2, Block "G", of record in book 1424, Page 19, Register's Office for said County.

Said parts of said Lots adjoin and front together 80 feet on the Northerly side of Battlefield Drive and run back between lines, 180 feet on the Easterly line of said part of Lot 17, and 180 feet more or less on the Westerly line of said part of Lot No. 16, to the Southerly right-of-way line of the Tennessee Central Railroad, measuring 80 feet thereon.

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

Land in Davidson County, Tennessee, beginning at the point of intersection of the West boundary of this property and the South right-of-way of the Tennessee Central Railroad, said point being Eastwardly along the said right-of-way 1017 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 2.8 feet; thence north 89 degrees 46 ' East 80.0 feet to a point; thence South 0 degrees 14" East 30.0 feet to a point; thence North 87 degrees 45' West 78.8 feet to a point in the said West boundary; thence along the said West boundary North 0 degrees 13' East 26.6 feet to the point of beginning and containing 2,264 square feet and being part of the property conveyed to Parker J. Dibble, Jr. et al to Lera Dodson of record in Book 2332, Page 19, Register's Office for Davidson County, Tennessee. Being the same property conveyed to the State of Tennessee, by deed from Lera Dodson Barnwell of record in Book 4763, Page 275, said Register's Office.

Being the same property conveyed to Thomas Lee Jordan and wife, Joyce Ann Jordan by Warranty deed from Richard J. Barnwell and wife, Velda G. Barnwell of record in Book 10243, page 990, Register's Office for Davidson County, Tennessee, dated October 29, 1996 and recorded on October 31, 1996.

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 1238-1240 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 CROWNING
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