Karen Johnson Davidson County
Batch# 628842 DEEDWARR
05/04/2021 01:09:30 PM 2 pgs
Fees: $13.00 Taxes: $3,230.10
20210504-0059711

4313

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 873,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2021.

Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip Gorden Vivian Gorden	NEW OWNER	104-16-0-160
(NAME)	(NAME)	
1714 Linden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, we, **Robert Owen Blackford and Jennifer Urbano Blackford, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip Gorden and Vivian Gorden, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point on the northerly margin of Linden Avenue and being the southwest corner of the herein described property (and being the southeast comer of Lot B on the zone lot division of part of Lot 162 Belmont Heights, as of record in Plat Book 6200, Page 288); thence from that point of beginning, with the easterly line of said Lot B of the zone lot division North 1 degree 01 minutes West 175.26 feet to a point in the south margin of an alley (as shown in Plat Book 421, page 34 as being in the rear of lot 162 thereon) thence with the south margin of the alley, north 87 degrees, 50 minutes East 50.6 feet to a point; thence south 1 degree 01 minutes East 175 feet, more or less to a point in the northerly margin of Linden Avenue; thence with the northerly margin of Linden Avenue, south 87 degrees 50 minutes West 52.25 feet to the point of beginning.

Being a portion of Lots Number 161 and 162 on the Plan of Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Owen Blackford and Jennifer Urbano Blackford by Deed dated November 20, 2013 from Richard C. Urbano and Mary T. Urbano, recorded November 27, 2013, in Instrument Number 201311270121657, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1714 Linden Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37212 (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. successors 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, successors 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 our hands this 30th day of April, 2021.

Robert Owen Blackford by Jennifer Urbano Blackford Attorney-in-Fact

Robert Owen Blackford
by Jennifer Urbano Blackford, Attorney-In-Fact

Jennifer Urbano Blackford

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Jennifer Urbano Blackford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2021.

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Urbano Blackford with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Robert Owen Blackford and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, she executed the foregoing instrument as his free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 30th day of April, 2021.

Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett, III
Signature

State of Tennessee)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Gail Porter
Notary Signature

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023