This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Karen Johnson Davidson County
Batch# 701415 DEEDWARR
08/19/2021 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210819-0112588

Send Tax Bill to
NEW OWNER:
James A. York
32 Cleveland Ave
Nashville, TN 37210

MORTGAGEE:
Pinnacle Bank
150 Third Avenue S., Ste 900
Nashville, TN 37201

MAP 160 050 10200 **&** 160 050 171.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Wells** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **James A. York**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land in the County of Davidson, State of Tennessee being more particularly described as follows:
Being Lot No. 32 and the northerly 40 feet of Lot No. 31 on the Map of A. M. Brown's Subdivision of record in Book 57, page 126, Register's Office for Davidson County, Tennessee.
Said Lot and part of said lot front together 90 feet on the westerly margin of Cleveland Avenue and run back between parallel lines 132.5 feet to an alley on which it measures 90 feet.

Being part of the same property conveyed to David B. Kenaum and wife, Linda Kenaum by Deed dated October 1, 1985 of record in Book 6673, page 243, Register's Office for Davidson County, Tennessee. David B. Kenaum died, November 30, 1987, leaving Linda Kenaum as sole owner by right of survivorship. Linda Kenaum has since married and is now known as Linda Wells.

AND
Land situated in the 17th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of parcel 85.00 as shown on Davidson County tax map 106-5, also being a portion of lot 33 as shown on plat entitled A.M. Brown's Land of record in Plat Book 57, Page 126, R.0.D.C.,TN. And being more particularly described as follows:
Beginning at an iron rod (new) being the northeast corner of lot 32 of said A.M. Brown's Land and lying South 05°52'46" West, a distance of 410.0 feet more or less from an iron rod (old) lying in the northerly margin of Alley #2076, also being the southeasterly corner of the herein described tract;
Thence, with the northerly line of said lot 32, the David & Linda Kenaum property of record in Instrument 20030502-0058696, R.O.D.C.,TN. North 84°58'48" West, a distance of 132.50 feet to an iron rod (new);
Thence, with the easterly margin of Alley #2082 (10' R.O.W.) North 05°52'46" East, a distance of 10.77 feet to an iron rod (new);
Thence, along a new severance line, along a fence and a retaining wall South 85°13' 53" East, a distance of 132.51 feet to an iron rod (new);
Thence, with the westerly margin of Cleveland Avenue (50' R.O.W.) South 05°52'46" West, a distance of 11.36 feet to the Point of Beginning.
Containing 1,465 Square Feet or 0.03 Acres, more or less.

Being the same property conveyed to Linda Wells by Deed from K & T Associates, L.P. of record in Instrument No. ____202108190112587_____, Register's Office of Davidson County, TN.

This is improved property known as 32 Cleveland Avenue, and .03 acres, Nashville, Tennessee, 37210.

Taxes for the current year will be paid by Grantee. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 57, page 126, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 57, page 126, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 17th day of August, 2021.

Linda Wells

Linda Wells

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Linda Wells, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of August, 2021.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $550,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of August, 2021.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

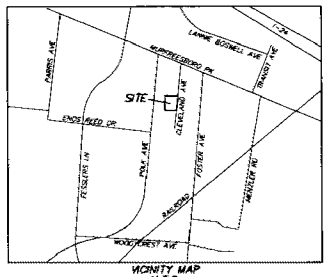
CERTIFICATION Caitlin Smith
I, ~~Rebecca Waynick,~~ do hereby make oath that I am a licensed attorney or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 17, 2021.

Affiant Signature August 17, 2021

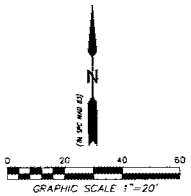
State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 17 day of August 2021,

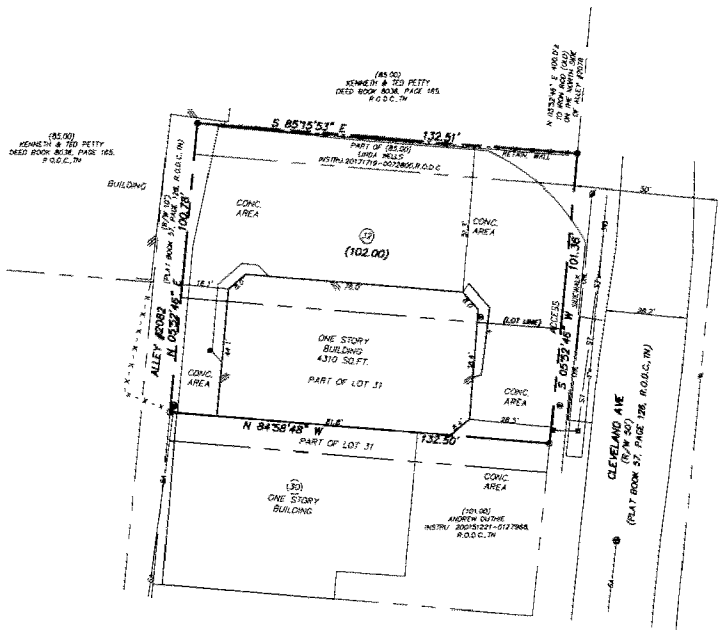
Notary Public
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023



VICINITY MAP
N.T.S.





UTILITY NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT TENNESSEE ONE CALL 1-615-366-1567 OR 1-800-351-1111

SCHEDULE B – SECTION II EXCEPTIONS:
8 RESTRICTIONS, SPECIFICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF A.M. BROWN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 37, PAGE 128, R.O.D.C., TN (AFFECTS SUBJECT PROPERTY; PLOTTED HEREON)

RECORD DESCRIPTION:
Town lot being Lot No. 32 and the Northerly 45 feet of Lot No. 31 on the map of A.M. Brown's Subdivision of
record in Book 37, Page 128, Register's Office for Davidson County, Tennessee.

Said lot and part of said Lot front together 90 feet on the Westerly margin of Cleveland Avenue and run back
between parallel lines 132.5 feet to an alley on which it measures 90 feet.

Being part of the same property conveyed to David B. Kenaum and wife, Linda Kenaum by Instrument Deed
from Sidney Beatrice Neely recorded on the 3rd day of October, 1985 in Deed Book 6573, Page 343, in the Register's Office of Davidson County, Tennessee

NOTES:
1. FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1612110027, EFFECTIVE DATE DECEMBER 13, 2016 WAS FURNISHED TO THIS SURVEYOR.

2. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3-.07 (OPTIONAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS

4. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 83 (1995)

5. SUBJECT SITE IS CURRENTLY ZONED: IR

6. WATER AND SEWER LINES TAKEN FROM METRO WATER AND SEWER ATLAS

CRAWFORD & CUMMINGS, P.C.
1909 21ST. AVE. SOUTH
NASHVILLE, TN. 37212
(615) 292-2881 FAX (615) 383-8971
EMAIL: ALAND@CSURVEYORS.NET

LEGEND

(00)	PARCEL NUMBER	IRON ROD (OLD)	-W- WATER LINE
(0)	LOT NUMBER		-SA- SEWER LINE
	CATCH BASIN	IRON ROD (NEW)	-G- GAS LINE
	STORM MANHOLE	PROPERTY LINE	UTILITY LINE
	SAN. MANHOLE	-X- FENCE LINE	-OHE-
	FIRE HYDRANT		

SURVEYOR'S CERTIFICATE

To: Clint Fehr and Linda Fehr, First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on December 30, 2016

ALLAN CUMMINGS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1357

FOR:
CLINT FEHR
c/o CAROLYN AKINS
2000 RICHARD JONES ROAD
SUITE 280
NASHVILLE, TN 37215
(615) 504-2447

WARNING:
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THE USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

DEED REFERENCE
TO DAVID & LINDA KENAUM
FROM SIDNEY BEATRICE NEELY
RECORD INSTRU: 20030502-0058696, R.O.D.C., TN

TO: LINDA WELLS
FROM KENNETH PETTY AND TED PETTY
RECORD INSTRU: 20170718-0072890, R.O.D.C., TN

PROPERTY MAP REFERENCE
PARCEL 102.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 105-3

PLAT REFERENCE
BEING LOT 32 AND PART OF LOT 31 ON THE PLAN OF A.M. BROWN'S LAND, OF RECORD IN PLAT BOOK 37, PAGE 128, R.O.D.C., TN

AREA: 11,924 SQUARE FEET. ±
OR 0.27 ACRES ±

ALTA/NSPS LAND TITLE SURVEY
KENAUM PROPERTY
32 CLEVELAND AVE.
17TH COUNCILMANIC DISTRICT,
CITY OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

DATE: 1-5-17 COPC JOB NO: 16-132
REVISED: 9-13-17

V:\AutoCAD\LAND SURVEY PROJECTS\2016\16-132 (CLEVELAND)\16-132.DWG

20210819011258B