THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7225-WE

Karen Johnson
Batch # 1149067
06/20/2024 09:34:27 AM
Fees: $13.00 Taxes: $5,772.00

Davidson County
DEEDWARR
2 pgs

20240620-0046244

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,560,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2024.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ginny B. Dant	NEW OWNER	
213 Haverford Avenue		129-04-0-050.00
Nashville, TN 37205		
(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, **Janet S. Bond and William B. Bond, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ginny B. Dant**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Northwesterly part of Lot No. 5 and the Southeasterly part of Lot No. 6 on the Plan of Bransford Realty Company's Subdivision of part of Lot No. 10, West Meade of record in Book 547, page 142, Register's Office for said County, described as follows:

Beginning on the Southwesterly margin of West Meade Drive and at a point 100 feet Northwest of the common corner of Lots Nos. 4 and 5, said point being a corner of the property conveyed to Beazley by deed of record in Book 879, page 336, said Register's Office; thence with the Southwesterly margin of said drive, Northwestwardly 100 feet to an iron pin 155 feet 6 inches Southeast of the Southeasterly margin of Haverford Avenue; thence Southwesterly and parallel with the dividing line between Lot Nos. 4 and 5, 340 feet to the Northeasterly margin of Haverford Avenue; thence with the said Avenue Southeastwardly 130.5 feet to another corner of the Beazley property; thence with said Beazley's Northwesterly line and in a Northeasterly direction 365.6 feet to the point of beginning.

And also conveyed without warranties of title is that portion of the Southwesterly half of West Meade Drive lying adjacent to the above described property closed by Metropolitan Council Bill No. 094-1021.

Being the same property conveyed to Janet S. Bond and William B. Bond, wife and husband by Warranty deed from Ashley Sloan Cary, and husband Lucius Falkland Cary IV of record in Instrument No. 20180531-0051905 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on May 31, 2018.

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.

This is __ unimproved _X_ improved property known as **213 Haverford Avenue, Nashville, TN 37205**

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 our hands this the 18 day of June, 2024.

Janet S. Bond

William B. Bond

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janet S. Bond,** 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 acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of June, 2024.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William B. Bond,** 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 acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of June, 2024.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON