Davidson County DEEDWARR
Recvd: 06/23/16 13:47 3 pgs
Fees:18.00 Taxes:1480.00
20160623-0064209

WARRANTY DEED

STEVE TOPPINGS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

163423

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$400,000.00.**

Affiant

Subscribed and sworn to before me this 22 day of June 20 16

Notary Public
My Commission expires 2-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jane E. Nickell	Pulte Mortgage	072-07-004200
1414 Kirkland Avenue	7390 South Iola	
Nashville, TN 37216	Englewood, CO 80112	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cliff View Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jane E. Nickell, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26, Block C, on the Plan of L. A. Warren's Resubdivision of R M. Dudley's Subdivision of record in Plat Book 843, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 26 Fronts 50 feet on the Northerly side of Kirkland Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Cliff View Properties, LLC, from Eight-Nine King Development, by deed on November 23, 2015, of record in Instrument Number 20151125-0119457, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 843, page 102, Register's Office Davidson County, Tennessee.

This is improved property known as: **1414 Kirkland Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 22, 2016.

David Taylor, Member

Brennan Curtis, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David Taylor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Cliff View Properties LLC the within named bargainor, a limited liability company, and that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Cliff View Properties, as Member.

Witness my hand, at office, this 22nd day of June, 2016.

Notary Public My commission expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brennan Curtis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Cliff View Properties LLC the within named bargainor, a limited liability company, and that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Cliff View Properties, as Member.

Witness my hand, at office, this 22nd day of June, 2016.

Notary Public My commission expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith