BILL GARRETT, Davidson County
Trans:T20160096937 DEEDWARR
Recvd: 11/02/16 11:31 2 pgs
Fees:13.00 Taxes:1165.13
20161102-0115854

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amie J. Koenig	New Owner	071-15-0-39.00
(NAME)	(NAME)	
1223 Joseph Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(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, **Carolyn Flood, unmarried and Bridget Flood, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amie J. Koenig, a single woman,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 113 on the Map of C.F. Sharpe and W.L. Horns 2nd Subdivision of Lindsley Property, which is of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Carolyn Flood, unmarried and Bridget Flood, married, as joint tenants with right of survivorship by Warranty Deed from Joshua Lawson, unmarried, recorded on the 1st day of June, 2011 in Instrument No. 20110601-0041874, in the Register's Office of Davidson County, Tennessee. Subject Property was not a marital residence of Bridget Flood, and as such is not subject to any homestead, dower or other marital interest as contemplated by TN law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1223 Joseph Avenue, Nashville, TN 37207

(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 6th day of October, 2016.

Carolyn Flood

Bridget Flood by Carolyn Flood, attorney in fact

STATE OF IN
COUNTY OF MONROE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carolyn Flood, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 6th day of October, 2016.

ALAN RESLER
Seal
Notary Public - State of Indiana
Monroe County
My Commission Expires Dec 28, 2018

Notary Public

My commission expires: 12/28/2018

STATE OF IN
COUNTY OF MONROE

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Carolyn Flood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Bridget Flood, and that this instrument was executed on behalf of the said Bridget Flood for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument Number 20161102-0115853, in the Register's Office for Davidson County, Tennessee.

Witness my hand this 6th day of October, 2016.

ALAN RESLER
Seal
Notary Public - State of Indiana
Monroe County
My Commission Expires Dec 28, 2018

Notary Public

My commission expires: 12/28/2018

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206