WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112467 DEEDWARR
Recvd: 12/21/16 12:55 2 pgs
Fees:13.00 Taxes:2049.80

20161221-0134172

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,000.00

Samuel N Nadler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF Dec., 2016.

Notary Public

MY COMMISSION EXPIRES: 9-16-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel N. Nadler	New owner	
(NAME) 4211 Dakota Avenue	(NAME) 4211 Dakota Avenue	91-16-G/2.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37209	
(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, **STEPHEN V. WARD AND KIMBERLY J. WARD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL N. NADLER AND LORENA NADLER, HUSBAND AND WIFE,** 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 Unit B of 4211 Dakota Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 4211 Dakota Avenue Townhomes, of record in Instrument No. 20140107-0001455, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen V. Ward and Kimberly J. Ward, husband and wife by deed from Theodore J. Pins, unmarried, dated December 19, 2014, of record in Instrument No. 20141226-0118121, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes; All matters appearing of record in Book 57, Page 103, said Register's Office; Restrictive Covenants of record in Instrument No. 20140331-0026392, said Register's Office; and Charter of record in Instrument No. 20140411-0030436, said Register's Office.

unimproved
This is improved x property, known as 4211 Dakota Avenue, Nashville, TN 37209
(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 16th day of December, 2016

STEPHEN V. WARD BY KEVIN D. MONTGOMERY, ATTORNEY IN FACT

KIMBERLY J. WARD BY KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16 day of December, 2016, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Stephen V. Ward and Kimberly J. Ward and acknowledged that he executed the same as the free act and deed of Stephen V. Ward and Kimberly J. Ward.

Witness my hand and official seal at Nashville, Tennessee this 16 day of December, 2016.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

Notary Public