

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Meredith Mays
Affiant

Subscribed and sworn to before me, this the 21st day of April, 2017.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20170034949 DEEDWARR
Recvd: 04/25/17 15:58 2 pgs
Fees:13.00 Taxes:610.50
20170425-0040686

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Maxim Holdings LLC	NEW OWNER	**118-04-0-161.00**
5114 CORNWALL DR.		
BRENTWOOD, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carolyn Paschall n/k/a Carolyn Paschall Dieterich and Norma Hensley

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maxim Holdings LLC

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Rosedale Subdivision of record in Plat Book 547, Page 45, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the Easterly side of Winford Avenue, and runs back 273.3 feet on the North line and 281.2 feet on the South line to a dead line, and measures 49.75 feet on said dead line.

Being the same property conveyed to Carolyn Paschall and Norma Hensley, as joint tenants with rights of survivorship and not as tenants in common by Warranty deed from Tommie Kirby Reneau, an unmarried person of record in Book 11321, page 594, Register's Office for Davidson County, Tennessee, dated January 29, 1999 and recorded on February 02, 1999.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2218 Winford Avenue, Nashville, TN 37211.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF April 21, 2017:

Carolyn Paschall NKA Carolyn Paschall Dieterich

Carolyn Paschall n/k/a Carolyn Paschall Dieterich

Norma Hensley by James Hensley attorney in fact

Norma Hensley by James Hensley as attorney in fact

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Carolyn Paschall Dieterich and Norma Hensley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 21st day of April, 2017.

My Commission Expires: 5/25/20

Notary Public

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, James Hensley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Norma Hensley ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 21st day of April, 2017.

My Commission Expires: 5/25/20

Notary Public

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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