NEW OWNER:

Jennifer Nitschke
David J. Nitschke
218 Orlando Avenue
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

Map/Parcel ID:
091-14-0-B-038.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0319 LB

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170051142 DEEDWARR
Recvd: 06/15/17 10:16 2 pgs
Fees:13.00 Taxes:2072.00

20170615-0060099

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Sixty Thousand and 00/100 Dollars ($560,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATINA DEVELOPMENT GROUP, LLC, a Tennessee Limited Liability Company,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JENNIFER NITSCHKE AND DAVID J. NITSCHKE, Wife and Husband,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lots 15, 16 & 17, Patina Subdivision, Phase 2 of record in Plat at Instrument No. 20160505-0044567, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Patina Development, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Renasant Bank of record in Instrument No. 20120305-0019089 Register's Office for Davidson County, Tennessee, dated February 29, 2012 and recorded on March 05, 2012.

This is IMPROVED property being also known as 218 Orlando Avenue Nashville, TN 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of **June, 2017**.

PATINA DEVELOPMENT GROUP, LLC

By: _____
Todd A. Tressler, II, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TODD A. TRESSLER, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Authorized Agent of PATINA DEVELOPMENT GROUP, LLC, a Tennessee Limited Liability Company, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the limited liability company by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 7th day of **June, 2017**.

_____
NOTARY PUBLIC

TAMMY A. NOVITSKY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 01-07-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **560,000.00** .

_____
AFFIANT

Sworn to and subscribed to before me this 7th day of **June, 2017**.

_____
NOTARY PUBLIC

My commission expires: 7/11/17

LEANNA E. BOWEN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY