| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170612302**<br><br>BILL GARRETT, Davidson County<br>Trans:T20170061397 DEEDWARR<br>Recvd: 07/18/17 14:30 2 pgs<br>Fees:13.00 Taxes:1276.50<br>20170718-0072378 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is:$345,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this14th day of July, 2017.<br><br>Notary Public<br>My Commission Expires:<br><br>WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Nathan A. Presmyk and Kristen Presmyk<br>1204 Greenland Avenue<br>Nashville TN 37216 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>061-16-0-032.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Ray Miller, unmarried and Margaret A. Trotter, unmarried, joint tenants with rights of survivorship**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan A. Presmyk and Kristen Presmyk, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being part of Tract No. 3 on the plan of the subdivision of the William Williams' Land, as of record in Plan Book 2, page 128, Chancery Court at Nashville, described according to a survey made by Ralph W. C. Lambert, Surveyor, June 7, 1950, as follows:

Beginning at a point on the southerly margin of Greenland Avenue, 407 feet westerly from the southwest corner of said Greenland Avenue and Kennedy Street; thence with the southerly margin of said Greenland Avenue, westwardly 87 feet to a point in the eastern boundary line of a part of Lot No. 3 conveyed to Harold W. Hagemeyer and wife by deed from D. C. Barrett and wife, of record in Book 1634, page 103, Register' s Office for said County; thence with the eastern boundary line of said Hagemeyer' s property, southwardly 415 feet to the southeast corner of said Hagemeyer property, said point being in the northern boundary line of the J. K. Chappell Subdivision; thence with the northern boundary line of said Chappell Subdivision, eastwardly 87 feet to a point; thence northwardly 415 feet to the beginning.

Being the same property conveyed to LINDA RAY MILLER and MARGARET ANN TROTTER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from MARTHA CARNEY BUCHANAN, of record in Instrument No. 20020627-0077533 , dated June 27, 2002 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 061-16-0-032.00.

Davidson County taxes for 2016, Map-Par. 061-16-0-032.00, $2,333.66, Paid.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2, page 128, Chancery Court at Nashville, Tennessee.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 1204 Greenland Avenue Nashville TN 37216

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of July, 2017.

Linda Ray Miller

Margaret A. Trotter

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Ray Miller and Margaret A. Trotter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2017.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

Notary Public