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Fees:13.00 Taxes:2756.50
20170905-0091089

This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 6**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)
File Number:	**WWD-3242**	)

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ed Maywald and wife, Susan Maywald,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Stephen Eric Jolly and Carina Jolly, husband and wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 68 on the Waverly Land Company's Plan of Lots, being Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described according to a survey dated August 10, 1918, by W. B. South, as follows:

Beginning on the westerly margin of Elliott, formerly Kirkman Avenue at a point 67 feet 2 inches northerly from Miller's northeast corner; thence with the westerly margin of said Avenue, northerly 98 feet to a point; thence westerly 245 feet to a point on the easterly margin of an alley, southerly 43 feet to a point 30 feet northerly from said Miller's northeast corner; thence easterly in a straight line 285 feet to the beginning.

Being the same property conveyed to Ed Maywald and wife, Susan Maywald, by Warranty Deed from Mary Gay White and husband, Norman Truxton, dated 06/29/2007 and filed for record on 07/05/2007 as Instrument Number 20070705-0079815, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2037 Elliott Avenue, Nashville, Tennessee, 37204.

Tax Parcel Identification Number: 10509044100

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 18th day of August, 2017.

Edward Maywald

Susan Maywald

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward Maywald and Susan Maywald, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of August, 2017.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$745,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 18th day of August, 2017.

Affiant

NOTARY PUBLIC

My commission expires:
12/19/20

Grantee(s) Name, Address:	Send Tax Statement To:
Stephen Eric Jolly and Carina Jolly	New Owner
2037 Elliott Avenue	2037 Elliott Avenue
Nashville, TN 37204	Nashville, TN 37204