Bill Garrett Davidson County
Batch# 24814 DEEDWARR
11/13/2017 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20171113-0115989

This instrument prepared by & return to:

Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

17NT00517

THIS INDENTURE made and entered into this 9th day of November, 2017, by and between Wayne J Avers and Nikole M Avers, Husband and Wife, party of the first part, and Justin Van Klein, Unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Martinwood Heights of record in Plat Book 2133, Page 63, 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 all or part of the same property conveyed to Being the same property conveyed to Wayne J. Avers and Nicole M. Urban, both unmarried people by Warranty deed from The Heirs-at-Law of Elizabeth Furbur Jones: Ilene J. Cornwell, Thurmond G. Jones Jr. and Elizabeth J. Waidelich of record in Instrument No. 20050613-0067323 Register's Office for Davidson County, Tennessee, dated June 3, 2005 and recorded on June 13, 2005. Nikole M. Urban having previously been erroneously referred to as Nicole, has since married Wayne J. Avers, and is now known as Nikole M. Avers. Nicole M. Urban and Nikole M. Avers being one and the same.

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), his 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Wayne J Avers

Nikole M Avers by Nikki Cunningham Attorney-in-Fact

Nikole M Avers, by Nikki Cunningham,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wayne J Avers, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of November, 2017.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/10/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of November, 2017, before me personally appeared Nikki Cunningham, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nikole M. Avers, and who acknowledged that he executed the same as the free act and deed of Nikole M. Avers.

WITNESS my hand and official seal at office this 9th day of November, 2017.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/10/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Nikki Cunningham, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Nikole M. Avers, the principal.

This 9th day of November, 2017.

Nikki Cunningham

Sworn to and subscribed before me by Nikki Cunningham this 9th day of November, 2017.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires 9/10/18

Property Owner & Address: Justin Van Klein

Tax Parcel No 09512013700

Property Address: 2611 Lakeland Dr.
Nashville, TN 37214

MAIL TAX BILLS TO: Justin Van Klein
2611 Lakeland Dr.
Nashville, TN 37214

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $290,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of November, 2017.

Notary Public

My Commission Expires: 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY