WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $572,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF NOVEMBER 2017. NOTARY PUBLIC MY COMMISSION EXPIRES 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 9, 2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-4022B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Bryan Lochman and Natalie Busby	new owner	083-09-0-037.00
1112 Ordway Place		
Nashville, TN 37206		

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,

KARL EDWARD ZELIK AND TIFFANY MARIE KLAAS, HUSBAND AND WIFE

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

BRYAN LOCHMAN AND NATALIE BUSBY, AS JOINT TENANTS

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

Land in Davidson County, Tennessee, being Lot No. 7, Block "C" on the Plan of F.O. Beasley's Subdivision of the Douglass Tract (also referred to as Beazley's) of record in Plat Book 2, Page 66, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the Southerly side of Grove Avenue now Ordway Place, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Karl Edward Zelik and Tiffany Marie Klaas, husband and wife by Warranty deed from Jessica Joyce Thomas Patrick, married of record in Instrument No. 20150128-0008293 Register's Office for Davidson County, Tennessee, dated January 26, 2015 and recorded on January 28, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1112 Ordway Place, Nashville, TN 37206

Bill Garrett Davidson County
Batch# 28322 **DEEDWARR**
11/20/2017 03:23:06 PM 2 pgs
Fees: $13.00 Taxes: $2,116.40

20171120-0119133

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 15th day of November 2017.

Karl Edward Zelik

Tiffany Marie Klaas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally, appeared before me, a Notary Public of said County and State, KARL EDWARD ZELIK AND TIFFANY MARIE KLAAS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of November 2017.

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

File #: 17-4022B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027