WARRANTY DEED

Bill Garrett Davidson County
Batch# 46882 DEEDWARR
01/11/2018 10:26:41 AM 2 pgs
Fees: $13.00 Taxes: $1,467.05
20180111-0003700

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,500.00

Jennifer Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kristina Altepeter and Jacob L Thelen		083 09 0 463.00
(NAME)	(NAME)	
107 Lindsley Park Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ninety-Six Thousand Five Hundred And No/100 Dollars ($396,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nicole Olszewski, formerly known as Nicole A. Miller, and Timothy Olzewski, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kristina Altepeter and Jacob L Thelen, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Lindsley Park Addition Subdivision, of record in Book 547, Page 76, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicole A. Miller, a single woman by Warranty Deed from Chase T. Gruber and wife, Whitney S. Gruber dated January 31, 2013 and recorded February 05, 2013 as Instrument No. 20130205-0011985, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-178955SSO

unimproved ☐

This is improved ☒ property, known as 107 Lindsley Park Drive, Nashville, TN 37206

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is 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 our hands this 10 day of January, 2018

Nicole Olszewski F/K/A Nicole A. Miller

Timothy Olzewski

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Nicole Olszewski, formerly known as Nicole A. Miller and Timothy Olzewski, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of January, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

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