WARRANTY DEED

Bill Garrett Davidson County
Batch# 48507 DEEDWARR
01/17/2018 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,761.20
20180117-0005051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF January, 2018.

Notary Public

MY COMMISSION EXPIRES: 01/05/21

(AFFIX SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC MICHAEL S. CHAMBLISS ID # 81777 Commission Expires July 5, 2018 WINSTON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandra Wendkos	New Owner	
(NAME)	(NAME)	07313024000
1513 A Wendell Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ERIC A. CHRISTENSEN AND AUTUMN KATHERINE WALKER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDRA WENDKOS,** 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: * an unmarried woman

Land in Davidson County, Tennessee, being Lot Nos. 75 and 76, Block 'A", Davis Heights, as shown on plat of record in Plat Book 843, Pages 104 and 105, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed by Warranty Deed from The Twin Team LLC to Eric A. Christensen and Autumn Katherine Walker, husband and wife, as recorded on the 4th day of May, 2016 in Instrument No. 20160504-0044065; part of Quitclaim Deed from Victor Hazelwood, Trustee to The Twin Team, LLC, as recorded on the 14th day of August, 2015 in Instrument No. 20150814-0081788; part of Quitclaim Deed from LVH, LLC, a Tennessee Limited Liability Company to The Twin Team, LLC, a Tennessee Limited Liability Company, as recorded on the 11th day of August, 2015 in Instrument No. 20150811-0080260 and part of Warranty Deed from C.R. Johanson, married to The Twin Team, LLC, a Tennessee Limited Liability Company, and LVH, LLC, a Tennessee Limited Liability Company, as tenants in common, as recorded on the 11th day of August, 2015 in Instrument No. 20150811-0080259, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1513 A Wendell Ave, Nashville, TN 37206
(House Number) (Street) (P O. Address) (City or Town) (Postal Zip)

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, have 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 my hand this 11 day of January, 2017

ERIC A. CHRISTENSEN

AUTUMN KATHERINE WALKER

STATE OF Mississippi:
COUNTY OF Winston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric A. Christensen and Autumn Katherine Walker, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of January, 2017.

Commission expires: 07/05/18

Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC MICHAEL S. CHAMBLISS ID # 81777 Commission Expires July 5, 2018 WINSTON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

