WARRANTY DEED

Bill Garrett Davidson County
Batch# 53902 DEEDWARR
02/01/2018 02:09:17 PM 2 pgs
Fees: $13.00 Taxes: $2,897.10

20180201-0010465

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $783,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF January, 2018.

Notary Public

MY COMMISSION EXPIRES: November 5, 2019

(AFFIX SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires November 5, 2019

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arnold Burger and LisaJane Susan Olson	same	
(NAME) 1019 Noelton Avenue	(NAME)	118-09-0-037.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, I, **MARGARET C. MAZZONE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARNOLD BURGER AND LISAJANE SUSAN OLSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being the Easterly 90 feet of Lot No. 4 and the Westerly 20 feet of Lot No. 5 on the Plan of Leonte Subdivision of Lots 17, 18 and 19 in the Noelton property described in Book 5794, page 697, Register's Office for Davidson County, Tennessee; and further described according to a survey by John Kohl dated August 31,1983, as follows:

Beginning on the Southerly margin of Noelton Avenue, formerly 5th Street, at a point 423 feet East of the Easterly margin of Granny White Road, said point being 10 feet East of the corner of Lot Nos. 3 and 4; thence Southwardly and parallel with the line between said two lots, 200 feet to the Northerly line of Lot No. 25; thence Eastwardly with said line and with the Northerly line of Lot No. 24, 110 feet; thence 200 feet to the Southerly margin of 5th Street, now Noelton Avenue; thence with same Westwardly 110 feet to the beginning.

Being the same property conveyed to Margaret C. Mazzone, unmarried by Warranty deed from William Scott Habetz, unmarried, of record in Instrument No. 20041001-0118702 Register's Office for Davidson County, Tennessee, dated September 30, 2004.

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 1019 Noelton Avenue, Nashville, TN 37204
(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 1st day of February, 2018

Margaret C. Mazzone

MARGARET C. MAZZONE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret C. Mazzone, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of February, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019