WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-181384

WARRANTY DEED

Bill Garrett Davidson County
Batch# 60283 **DEEDWARR**
02/20/2018 11:17:45 AM 2 pgs
Fees: $13.00 Taxes: $725.20
20180220-0015881

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: July 6, 2020
(AFFIX SEAL)

BRIAN SAWYERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm Expires July 6 2020

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Thieme	Churchill Mortgage Corporation	107-14-0-012.00
(NAME)	(NAME)	
918 Kipling Drive	761 Old Hickory Blvd, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Patrick L. Mickler AKA Patrick Mickler and wife, Lois J. Mickler AKA Lois Mickler, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto George Thieme and Sharon Thieme, husband and wife, 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 Lot No. 71, on the Plan of Miro Meadows of record in Plat Book 1424, Page (s) 94 and 95, 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 the same property conveyed to Patrick L. Mickler and wife, Lois J. Mickler by Warranty deed from Patricia Woodroof, Executrix of the Estate of Evia B. Claywell of record in Instrument No. 20130111-0003944, Register's Office for Davidson County, Tennessee, dated January 11, 2013, and recorded on January 11, 2013. The said Patrick L. Mickler and Patrick Mickler are one and the same person. The said Lois J. Mickler and Lois Mickler are one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 918 Kipling Drive, Nashville, TN 37217
(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 our hands this 8th day of February, 2018.

Lois Mickler

Patrick Mickler

STATE OF

COUNTY OF

On this 8th day of February, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lois Mickler and Patrick Mickler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5·15·2022

Notary Public

ARIEL N BEAUDOIN-GAMBOL NOTARY PUBLIC COM. EXP. 05-15-2022 MACON COUNTY, NC