30537-8

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 65579 DEEDWARR
03/06/2018 09:07:56 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20180306-0020875

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$465,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2018.

Anna Agee
Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tim Reynolds	**owner**	**Map 131-03-0 Parcel 015.00**
P. O. Box 2365		
Brentwood, TN 37024		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nibal Lindeberg, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tim Reynolds, unmarried

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 the Seventh, formerly the Eleventh Civil District of Davidson County, Tennessee, being part of Lot Nos. 5 and 6, on the Plan of Subdivision of Phoebe Nicholson Heirs property, as of record in Minute Book "J", Page 292, of the Chancery Court for Davidson County, Tennessee, and part of Lot No. 65 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, as of record in Book 421, Pages 118 and 119, Register's Office for Davidson County, Tennessee, and being Lot No. 9 in the George T. Hicks unrecorded Subdivision, and described according to a survey made by Clyde D. Anderson, Surveyor.

BEGINNING on the northerly margin of Warfield Drive at the southeast corner of Lot No. 10 on said Hicks unrecorded Subdivision conveyed to Gladys P. Stelling, by deed from John H. Aeschliman and wife, of record in Book 2697, Page 119, RODC; thence with the line between said Lot Nos. 9 and 10, northwardly 215 feet; thence eastwardly 67 feet to the corner of Lot Nos. 8 and 9; thence with the line between said Lot Nos. 8 and 9 southwardly 215 feet to the northerly margin of Warfield Drive; thence with said Warfield Drive westwardly 67 feet to the beginning.

Being all of the same property conveyed to Lars Lindeberg and wife, Wafa Lindeberg by Deed dated March 12, 2002 from Gregory A. Adams, an unmarried person, of record in Instrument No. 20020313-0031750, said Register's Office for Davidson County, Tennessee. The said Wafa Lindeberg having died on July 23, 2009. The said property was further part of the property conveyed to Lars G. Lindeberg, Trustee of The Lars G. Lindeberg Living Trust, established by the Revocable Trust Agreement of Lars G. Lindeberg, dated September 1, 2009 by Deed dated September 1, 2009, of record in Instrument No. 20090904-0083557, and Correction Deed dated September 30, 2009, of record in Instrument No. 20091007-0093440, and further being all of the same property conveyed to Nibal Lindeberg by Quitclaim Deed dated January 12, 2016 from Lars G. Lindeberg, Trustee of The Lars G. Lindeberg Living Trust, established by the Revocable Trust Agreement of Lars G. Lindeberg, dated September 1, 2009, of record in Instrument No. 20160119-0005138, Register's office for Davidson County, Tennessee.

Joshua Bowers, spouse of the above named Nibal Lindeberg, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) All matters shown on the Plan of record in Plat Book 421, Pages 118 and 119, said Register's Office. (2) No insurance is afforded as to the exact amount of acreage contained in the property described herein. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **1808 Warfield Drive, Nashville, TN 37215**

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 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/our hand(s) this **2nd** day of **March, 2018.**

Nibal Lindeberg

Joshua Bowers

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Nibal Lindeberg and Joshua Bowers,** the within named sellers, 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 **2nd** day of **March, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.