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| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jennifer S. Ghanem, Esq.**<br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $290,000.00<br><br>Debbie A. Headway<br>Affiant<br><br>Subscribed and sworn to before me, this 2nd day of February, 2018.<br><br>Jill Simmons<br>Notary Public<br>My Commission Expires: 9/4/19 |

Bill Garrett Davidson County
Batch# 65729 DEEDWARR
03/06/2018 09:28:59 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180306-0020902

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

## WARRANTY DEED

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| Address New Owner:<br>Lauren Michele Irving and<br>Jarrod Franklin Overby<br>1403 Cecilia Avenue<br>Nashville, TN 37208 | Send Tax Bills to:<br>Bank of Tennessee<br>301 E. Center Street<br>Kingsport, TN 37660 | Tax Information:<br>Tax Parcel ID No.<br>081-03-0J-002.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Two Hundred Ninety Thousand and 00/100 Dollars ($290,000.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTEN MUELLER, A SINGLE WOMAN,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **LAUREN MICHELE IRVING, AND JARROD FRANKLIN OVERBY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Unit "B", on the Horizontal Property Regime for Homes at 2137 14th Avenue North, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160210-0012823, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.**

**Being the same property conveyed to KRISTEN MUELLER, by deed from TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Deed in Instrument No. 20161215-0131672, dated December 13, 2016, said Register's Office.**

This is improved property commonly known as: **1403 Cecilia Avenue, Nashville TN 37208**

***1403 CECILIA AVENUE WAS F/K/A 2137B 14TH AVENUE N, NASHVILLE, TN 37208 WHICH IS ONE AND THE SAME PROPERTY****

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 2 day of ~~February~~ March 2018.

KRISTEN MUELLER

STATE OF New York )
COUNTY OF Suffolk )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KRISTEN MUELLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2 day of ~~February~~ March, 2018.
mgl

Notary Public
My Commission Expires: 5/14/19

MARILYN J. PERULLO
Notary Public, State of New York
No. 01PE6058470
Qualified in Suffolk County
Commission Expires May 14, 20 19