Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1053

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian Thiele and Tiffany Thiele, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Abigail Joyce, an unmarried woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 806 and 808 of Block 139 on Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Thiele, unmarried by deed from Mark Hayes, dated August 30, 2012, of record in Instrument No. 20120906-0080930, Register's Office for Davidson County, Tennessee. Brian Thiele is now married to Tiffany Thiele and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 4903 Kentucky Avenue, Nashville, TN 37209.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 9th day of March, 2018.

Brian Thiele

Tiffany Thiele

Bill Garrett Davidson County
Batch# 67807 DEEDWARR
03/12/2018 12:39:22 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20180312-0023122

State of Tennessee )
County of Davidson)

On this 9th day of March, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brian Thiele and Tiffany Thiele, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11/3/2020 11-3-20

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 385,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of March, 2018.

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11/3/2020

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Abigail Joyce | Farmington Mortgage | 091-07-0-238.00 |
| 4903 Kentucky Avenue | 2002 Richard Jones Road, Suite 300A | |
| Nashville, TN 37209 | Nashville, TN 37215 | |