Bill Garrett Davidson County
Batch# 68087 DEEDWARR
03/13/2018 10:24:23 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20180313-0023525

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$360,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NATHANAEL CHRISTIAN YODER	new owner	**082-07-0-122.00**
(NAME)	(NAME)	
816 LISCHEY AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MATTHEW R. KNOTT, UNMARRIED, AND QUINTON B. PYLE, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHANAEL CHRISTIAN YODER,** a single man, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 an unnumbered lot (called in deeds Lot "A" or 16) on the plan of Humphrey Pierce's Addition to East Nashville, as of record in Plat Book 161, page 20, Register's Office for said County, also the easterly part of a triangular strip shown on the plan of East Nashville Real Estate Company's Property, as of record in Plat Book 57, page 11, said Register's Office, described together as follows:

Beginning at the northwest corner of North Fourth Street or Lischey Avenue and Arrington Street; thence with the westerly margin of North Fourth Street northwardly 72 feet 10 inches more or less to the southeast corner of the property conveyed to John Pierce by deed from George H. Pierce and wife, of record in Book 486, page 79, said Register's Office; thence with said Pierce's southwardly line westwardly 155 feet more or less to the easterly margin of an alley; thence with said alley southwardly 72 feet more or less to the northerly margin of Arrington Street; thence with said street eastwardly 155 feet more to less to the beginning.

Being the same property conveyed to Matthew R. Knott, unmarried, and Quinton B. Pyle, unmarried, as tenants in common with rights of survivorship, from Brian E. Molnar and wife, Colleen L. Molnar and Tennessee Regional Holding, LLC by deed dated January 18, 2012, of record in Instrument No. 20120119-0005305, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 161, page 20, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **816 LISCHEY AVENUE, NASHVILLE, TN 37207**
(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 6 day of March, 2018.

MATTHEW R. KNOTT

QUINTON B. PYLE

STATE OF TEXAS
COUNTY OF Bexar

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

Witness my hand and official seal at office this 6 day of March, 2018.

My Commission Expires: 07/31/2021

JONATHAN CAMACHO
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/31/2021
ID# 131228900

Notary Public

STATE OF TEXAS
COUNTY OF Bexar

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

Witness my hand and official seal at office this 6 day of March, 2018.

My Commission Expires: 07/31/2021

Notary Public

JONATHAN CAMACHO
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/31/2021
ID# 131228900