Bill Garrett Davidson County
Batch# 93466 DEEDWARR
05/17/2018 12:38:42 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20180517-0047339

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2018.

Notary Public

My commission expires: 11/22/2021

SARAH M DOOLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Garrison D. Wood	**Wells Fargo Bank, NA**	**05203017800**
313 Manzano Road	**6200 Park Ave**	
Madison, TN 37115	**Des Moines, IA 50321**	

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

Nicholas Koldewey and Tracy Marina Koldewey, husband and wife

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

Garrison Wood, an individual

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. 2 on the Final Plat on Manzano Estates, of record in Plat Book 8250, page 345, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Nicholas Koldewey and Tracy Marina Koldewey, husband and wife, by Warranty Deed form Andy Regg, a married man, dated September 30, 2016, of record in Instrument No. 20161006-0105602, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 313 Manzano Road, Madison, TN 37115.

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 in 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.

Nicholas Koldewey Date: 05/15/18

Tracy Marina Koldewey Date: 5/15/18

STATE OF Virginia

COUNTY OF Fairfax

Personally appeared before me, a Notary Public of said County and State, Nicholas Koldewey and Tracy Marina Koldewey, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 2/28/2022

SEAN CHRISTIAN KELLEY NOTARY PUBLIC REG # 7769900 MY COMMISSION EXPIRES 2/28/2022 COMMONWEALTH OF VIRGINIA