THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415757

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 95673 DEEDWARR
05/23/2018 09:19:16 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180523-0049235

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kent Alan Bickel and Kathryn Reynolds Bickel 1133 Woodvale Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 131-04-0-142.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel L. Bickel and Cynthia M. Bickel, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kent Alan Bickel and Kathryn Reynolds Bickel, husband and wife**, ("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 Lot(s) 5 , in Block 19, as shown on the map entitled College Park, of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Carlton Boles of record in Book 6702, Page 418. Register's Office of Davidson County. For further reference, see Affidavit of Heirship of record in Instrument No 20180523004934 , said Register's Office.

Further being the same property conveyed to DANIEL L. BICKEL and wife, CYNTHIA M. BICKEL, by deed from RICHARD CARLTON BOLES, of record in Book 7538, page 869, dated May 6, 1988, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 131-04-0-142.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 843, page 29, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7647, page 644, said Register's Office.

This is improved property located at 1133 Woodvale Drive Nashville TN 37204

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 18th day of May, 2018.

Daniel L. Bickel

Cynthia M. Bickel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel L. Bickel and Cynthia M. Bickel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 10, 2018