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

CRT File No. 180716927

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2018.

Notary Public
My Commission Expires: 7/6/20

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

Bill Garrett Davidson County
Batch# 124600 DEEDWARR
08/03/2018 03:47:26 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180803-0076565

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hannah Brewer 1248 Sunnymeade Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 061-16-0-356.00

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, **Theodore Nathan Mickle and Sarah Mickle, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Hannah Brewer, a single woman**, ("Grantees"), its 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 41 and Southerly 20 feet of Lot 40, Block A, on the Plan of Sunnymeade, as shown on the Plat of record in Plat Book 974, pages 56 and 57, in the Register's Office of Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 70 feet on the southerly side of Sunnymeade Drive, and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to THEODORE NATHAN MICKLE and SARAH MICKLE, husband and wife, by deed from PAUL EDWARD MARTIN, of record in Instrument No. 20150417-0034427 , dated April 14, 2015 , corrected by Affidavit of Scrivener's Error of record in Instrument No. 20150805-0077939, 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. 061-16-0-356.00.

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 974, pages 56 and 57, said Register's Office.

This is improved property located at 1248 Sunnymeade Drive Nashville TN 37216

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-AR-181248

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 31st day of July, 2018.

Theodore Nathan Mickle

Sarah Mickle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Theodore Nathan Mickle and Sarah Mickle, 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 31st day of July, 2018.

Notary Public

My Commission Expires: _____

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