Bill Garrett Davidson County
Batch# 131831 DEEDWARR
08/21/2018 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20180821-0083046

True Copy Certification

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Brooke Stackpole, a notary public for this county and state, Matthew G. Noggle who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21

Notary Seal

BROOKE STACKPOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

WARRANTY DEED

File #18333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Nobis and Ana Nobis	NEW OWNER	-083-09-0-286.00
(NAME)	(NAME)	
1417 Ordway Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Douglas E. Tice and Jamie C. Tice, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Nobis and Ana Nobis, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 4 on the Plan of Map of Webb and Johnson's Subdivision of record in Plat Book 57, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas E. Tice and Jamie C. Tice, Husband and wife by Warranty deed from Emmett McCathy, Jr of record in Instrument No. 20150917-0094417 Register's Office for Davidson County, Tennessee, dated September 10, 2015 and recorded on September 17, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Real estate taxes for the year 2018 and thereafter, not yet due and payable.; (2) all restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF WEBB AND JOHNSON'S SUBDIVISION, as recorded in Plat Book 57, Page(s) 131, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1417 Ordway Place, Nashville, TN 37206

(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 my hand this 20th day of August, 2018.

Douglas E. Tice

Jamie C. Tice

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Douglas E. Tice and Jamie C. Tice,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2018.

Notary Public

My commission expires: 8.4.20

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027