WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135968 DEEDWARR
09/04/2018 11:20:35 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20180904-0087193

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-9-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Carter Nelms	New Owner	053 02 0 010.00
(NAME)	(NAME)	
1204 Fuller Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we 1242 PROPERTY SOLUTIONS, LLC, a limited liability company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Joseph Carter Nelms, hereinafter called the GRANTEE(S), his/her/their 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 300 on the Plan of Section C-2 Village of Old Hickory, of record in Book 1835, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 300 fronts 83.0 feet on the west margin of Fuller Street and extends back 131.6 feet on the north line and 131.7 feet on the south line to the east margin of Cunningham Street on which it measures 83.0 feet.

Being the same property conveyed to Betty Doss, a single woman by Quit Claim Deed from Betty L. Doss, formerly known as Betty L. Gardner, dated November 20, 2006 and recorded December 01, 2006 of record in Instrument No. 20061201-0148244, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1242 Property Solutions, LLC by Warranty Deed from Betty Doss of record in Instrument #20180828-0085025, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 1835, Page 29, in the Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 264067
Warranty Deed TN

This is improved ☒ 1204 Fuller Street, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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/our hands this 28th day of August, 2018.

1242 PROPERTY SOLUTIONS, LLC

By: _____
Kailey Waller, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kailey Waller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged herself to be the Authorized Agent the within named bargainor, a Limited Liability Company, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kailey Waller, as such Authorized Agent.

Witness my hand and official seal this 28th day of August, 2018 .

_____
Notary Public
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122