WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148048 **DEEDWARR**
10/02/2018 03:05:50 PM 2 pgs
Fees: $13.00 Taxes: $1,324.60

20181002-0097816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2018.

Leslie Garside
Notary Public

MY COMMISSION EXPIRES: 1/20/19
(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0710

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian J. Laczko and Kathryn D. Lewis	New Owner	Map #08412002500
(NAME) 3115 Knobdale Rd.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS ($358,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VELDA J. ADWELL, AN UNMARRIED WOMAN,

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

BRIAN LACZKO A/K/A BRIAN J. LACZKO AND KATE LEWIS A/K/A KATHRYN D. LEWIS, HUSBAND AND WIFE,

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. 9 on the Plan of Lincoya Hills, as of record in Book 1835, Page 91, Register's Office, Davidson County, Tennessee.

Said Lot No. 9 fronts 160 feet on the westerly side of Knobdale Road and runs back between lines, 300 feet on the northerly line and 303.6 feet on the southerly line, which is a broken line, to a dead line in the rear, measuring 130.3 feet thereon.

Being the same property conveyed to Velda J. Adwell by deed Quitclaim Deed from Beth Roller Allen, dated August 7, 2018, of record in Instrument 20180807-0077831, Register's Office for said County. Also being the same property conveyed to Beth Roller Allen by Quitclaim Deed from Velda J. Adwell, dated June 26, 2018, of record in Instrument 20180627-0061811, Register's Office for said County. And being the same property conveyed to Charles E. Adwell and wife, Velda J. Adwell by Warranty Deed from Charles D. McMillen, Trustee of the Charles D. McMillen Revocable Trust Agreement dated March 18, 1994, (as to a 50% interest) and Mildred D. McMillen, Trustee, of the Mildred D. McMillen Revocable Trust Agreement dated March 18, 1994, (as to a 50% interest) dated June 25, 2002, of record in Instrument 20020627-0077917, Register's Office for said County. The said Charles E. Adwell died June 21, 2009.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 91, said Register's Office.

The signature of Velda J. Adwell is signed by her duly appointed Attorney-in-Fact, Beth Allen, pursuant to the Power of Attorney of record in Instrument 20180627-0061810, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3115 Knobdale Rd., Nashville, TN 37214
(House No.) (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 our hands this 1st day of October, 2018.

Velda J. Adwell by Beth Allen, attorney in fact
Velda J. Adwell
By Beth Allen, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Beth Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Velda J. Adwell, as his/her Attorney-in-Fact, as the free act and deed of the within named Velda J. Adwell.

Witness my hand and official seal this 1st day of October, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.