WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149279 **DEEDWARR**
10/04/2018 03:37:29 PM 2 pgs
Fees: $13.00 Taxes: $788.10

20181004-0098810

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Charles, et.al.	New Owner	
(NAME)	(NAME)	08103024400
1105 Cecelia Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **Free At Last Bonding, LLP, a Tennessee Limited Liability Partership**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Zachary Charles, an unmarried man and Bradford Charles and Angela Charles, Husband and Wife all as tenants in common with the right of survivorship, 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 located in the 2nd Councilmanic District of Nashville, Davidson County, Tennessee on the southerly margin of Cecilia Street 114.79 feet west of the westerly margin of 11th Avenue North, said land being a part of lot no. 29, Plan of Buena Vista recorded in Book 57, page 26 Register's Office, Davidson County, Tennessee and described according to a boundary survey dated 12-18-06 by Campbell, McRae and Associates Surveying, Inc. (John Hood, TN R.L.S. #1838) as follows:

Beginning at an iron rod (old)on the southerly margin of Cecilia Street (50 foot wide right-of-way), said rod being the northwest corner of the DY Properties, II Land (Instrument # 20060913-0113502 R.O.D.C. TN) Located S 73 deg. 06' 02" W 114.79 feet from the southwest right-of-way intersection of said Cecilia Street and of 11th Avenue North (50 Foot wide right-of-way) and the northeast corner of the herein described land; thence leaving said Cecilia Street with said DY Properties S 15 deg. 15' 28" E, passing a witness iron rod (old) at 139.87 feet for a total distance of 145.00 feet to a point in the northerly margin of an alley; thence with the northerly margin of said alley S 73 deg. 06' 10" W 34.00 feet to an iron rod (new) at the southeast corner of the Susie L. Matthews Land (Book 4501,
Page 14 R.O.D.C., TN) thence leaving said alley with said Matthews N 15 deg. 14' 27" W 145.00 feet to an iron rod (old) on the southerly margin of said Cecilia Street, thence with said southerly margin N 73 deg. 06' 02" E 33.96 feet to the point of beginning containing 4924.83 sq. ft. or 0.11 acres more or less.

Being the same property conveyed to Free at Last Bonding, LLP, a Tennessee limited liability partnership by Warranty deed from Renasant Bank of record in Instrument No. 20120501-0037091 Register's Office for Davidson County, Tennessee, dated April 27, 2012 and recorded on May 1, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1105 Cecilia Ave Nashville, TN 37208
(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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

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 3rd day of October, 2018.

Free At Last Bonding, LLP

By: Mario Hambrick, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Mario Hambrick with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Free at Last Bonding, LLP, the within named bargainor, a Tennessee Limited Liability Partnership, and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of Free at Last Bonding, LLP, by himself as Partner.

WITNESS my hand and official seal at office this 3rd day of October, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY