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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br><br>**CRT File No. 180917758** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $243,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 4th day of October, 2018.<br><br>Notary Public<br>My Commission Expires: 10.12.19 |

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

**WARRANTY DEED**

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Mollie Elizabeth Ward<br>1235 Westchester Drive<br>Nashville TN 37207 | New Owner | Tax Parcel ID No.<br>041-15-0-037.00 |

**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, **Adrianna M. Flax and Janelle Faiman, a married couple** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mollie Ward, an unmarried woman**, ("Grantee"), her 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 No. 114 on the Plan of Section VI, Bellshire Estates of record in Plat Book 2133, Page 129, 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 Adrianna M. Flax by Warranty Deed from Ginger Hess, Cindy Eatherly and Jim Mooneyan Jr., heirs of the estate of Cynthia Mooneyhan, aka Cynthia Marie Jones Mooneyhan of record in Instrument No. 20160830-0090582 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on August 30, 2016. Said Cynthia Mooneyhan died 1/13/2016. Her estate was administered in the Chancery Court of Davidson County, Tennessee, Docket No. 16P305.

Janelle Faiman joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Being also known as 1235 Westchester Drive Nashville, Tennessee 37207.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 129, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2294, Page 346 and Book 2332, Page 175, in the Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 150073 DEEDWARR
10/09/2018 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $899.10
20181009-0099924

Water main easement of record in Book 2343, page 395, Register's Office for Davidson County, Tennessee.

This is improved property located at 1235 Westchester Drive Nashville TN 37207

**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 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 4th day of October, 2018.

Adrianna M. Flax

Janelle Faiman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adrianna M. Flax and Janelle Faiman, 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 4th day of October, 2018.

Notary Public

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

My Commission Expires: _____

## True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, 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: 05/31/2022

