Karen Y Johnson Davidson County
Batch# 156063 **DEEDWARR**
11/02/2018 09:24:02 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20181102-0108685

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 230,000 **, Affiant**
Subscribed and sworn before me this the
2 **Day of** NOV **, 20** 18**.**
A. Goodman **, Deputy Register**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$230,000.00** (Two Hundred Thirty Thousand).

_____
AFFIANT

Subscribed to and sworn before me this 31st day of October, 2018.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Roger D. Tucker 1025 Seymour Avenue Nashville, TN 37206	**SAME AS NEW OWNER**	08305001100

WARRANTY DEED

FOR AND IN 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/WE, **CHRISTOPHER BRAD MENNES, CO TRUSTEE AND LISA NEWELL MENNES, CO TRUSTEE OF THE CHRISTOPHER BRAD MENNES AND LISA NEWELL MENNES REVOCABLE TRUST DATED MARCH 29, 2007,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROGER D. TUCKER, A SINGLE MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being part of Lot No. 6 on the Plan of John Hobson Addition of record in Book "L", page 363 in the Office of the Circuit Court of Davidson County, Tennessee and of record in Book 7554, Page 885, in the Register's Office for Davidson County, Tennessee; and further described according to a mortgage loan inspection by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License No. 1673, dated July 20, 1989.

Beginning a point in the centerline of Seymour Avenue, said point being the southeast corner of Marcus M. Gardner, of record in Book 10271, Page 492, Register's Office for Davidson County, Tennessee and being the southwest corner of the herein described property; thence northwardly along Gardner's easterly line, 164.5 feet to a point; thence eastwardly 75 feet to a point in the westerly line of Don C. Crouch of record in Book 7554, Page 870, said Register's Office; thence southwardly 164.5 feet to a point in the centerline of Seymour Avenue; thence westwardly along said centerline, 75 feet to the point of beginning.

Being the same property conveyed to Richard J. Van Berckelaer and Christopher B. Mennes by deed from Richard J. Van Berckelaer of record in Instrument Number 20070313-0030643, dated 2/27/2007 and recorded 3/13/2007. Register's Office for Davidson County, Tennessee; and further conveyed to Christopher Brad Mennes and Lisa Newell Mennes, Trustees of the Christopher Brad Mennes and Lisa Newell Mennes Revocable Trust dated 3-29-2007 and recorded 2/04/08, by deed from Christopher Brad Mennes and spouse, Lisa Newell Mennes, in Instrument Number 20080204-0011715, Register's Office for Davidson County, Tennessee. And further conveyed to Christopher Brad Mennes and Lisa Newell Mennes, Trustees of the Christopher Brad Mennes and Lisa Newell Mennes Revocable Trust dated March 29, 2007 by QuitClaim Deed from Richard J. Van Berckelaer and spouse, Patricia Ann Van Berckelaer as to his one-half (1/2) undivided interest, of record in Instrument No. 20181029-0107044, dated October 25, 2018 and recorded October 29, 2018, Register's Office for Davidson County, Tennessee.

Being also known as 1025 Seymour Avenue, Nashville, Tennessee 37206.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1025 SEYMOUR AVENUE** **NASHVILLE, TN 37206**

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), their heirs and 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2018095041

WITNESS, this 31st day of October, 2018

THE CHRISTOPHER BRAD MENNES AND LISA NEWELL MENNES REVOCABLE TRUST DATED MARCH 29, 2007

Christopher Brad Mennes, Co-Trustee

Lisa Newell Mennes, Co- Trustee

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On this 30 day of October, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christopher Brad Mennes and Lisa Newell Mennes,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Trustees of The Christopher Brad Mennes and Lisa Newell Mennes Revocable Trust dated March 29, 2007, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30 day of October, 2018.

Notary Public

Commission Expires: March 29, 2022

BILLY JORDAN KOUNOVSKY
COMM. #2238246
NOTARY PUBLIC ●CALIFORNIA
Orange County
Commission Expires March 29,2022

LTSR Number:

GTE File: 2018095041