WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157111 **DEEDWARR**
11/06/2018 01:39:31 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20181106-0110005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 of NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-4-20

(AFFIX SEAL)

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires AUG 4, 2020

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
Amy E. Niehaus	NEW OWNER	14701026500
(NAME)	(NAME)	
4800 Danby Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 Sandra Minsk, married woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Amy E. Niehaus, an unmarried woman 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 No. 184 on the Plan of Revised Plan of Caldwell Hall, Section 1 of record in Plat Book 2900, Page 57 through 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sandra Minsk, married woman by Warranty Deed from Scott Morgan, married, dated July 28, 2017 and recorded August 02, 2017 of record in Instrument No. 20170802-0078795, Register's Office for Davidson County, Tennessee.

Subject property was never the principal residence of the Grantor herein.

This conveyance is subject to:

All matters shown on the plat of record in Plat Book 2900, Page 57 through 59, 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 ☐

This is improved ☒ 4800 Danby Drive, Nashville, TN 37211
(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.

Effective the 3rd day of Nov, 2018

Sandra Minsk

Sandra Minsk

State of GA
County of Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Minsk, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of November, 2018.

Erin Sheridan

Notary Public:
My Commission Expires: 1-6-2020

ERIN SHERIDAN NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA JAN. 6, 2020

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027