This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch PC
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2018-070B

Karen Y Johnson Davidson County
Batch# 158130 **DEEDWARR**
11/09/2018 01:17:31 PM 2 pgs
Fees: $13.00 Taxes: $598.29

20181109-0111130

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Daniel Fell	(NAME) Same as new owner	Map & Parcel 08313012000
(STREET ADDRESS) 906 Boscobel Street	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville Tn 37206	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **KIMBERLEY ANN REINI and ANGELA RENEE RATHLE,** Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said, **DANIEL FELL,** Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 100 feet of Lot No. 102 on the Plan of East Edgefield as of record in Book 21, page 147, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jon Hasenfuss, an unmarried person, by deed of record in Instrument #20031002-0145172, Register's Office, Davidson County, Tennessee. Said Jon Hasenfuss having since died and property vested in his heirs at law; Affidavit of Heirship recorded in Instrument # 20181109-0111124, said Register's Office, and Quitclaim Deed of record in Instrument # 20181109-0111129, said Register's Office.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$161,700.00.**

Subscribed and sworn to before me this the 9th day of November, 2018.

Affiant

My commission expires: 10-02-2022

Notary Public

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-02-2022

This is improved property known as 1207 Lillian Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 5th day of November, 2018.

Kimberley Ann Reini
KIMBERLEY ANN REINI

Kimberley Ann Reini as attorney in fact for Angela Renee Rathle
KIMBERLEY ANN REINI as Attorney in Fact for Angela Renee Rathle

State of Maryland)
County of Frederick)

On this 5th day of November, 2018, personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIMBERLEY ANN REINI**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Varner + Gaundry, this 5th day of November, 2018.

Cassandra M Raso
Notary Public
My commission expires: 8/26/21

CASSANDRA M. RASO NOTARY PUBLIC FREDERICK COUNTY, MD

State of Maryland)
County of Frederick)

On this 5th day of November, 2018, personally appeared before me, the undersigned, a Notary Public for said County and State, **KIMBERELY ANN REINI, Attorney-in-Fact for ANGELA RENEE RATHLE** the within named bargainor 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 for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Varner + Gaundry, this 5th day of November, 2018.

Cassandra M Raso
Notary Public
My commission expires: 8/26/21

CASSANDRA M. RASO NOTARY PUBLIC FREDERICK COUNTY, MD

ENCUMBRANCES:

1. 2019 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of East Edgefield as of record in Book 21, page 147, Register's Office, Davidson County, Tennessee.