Karen Y Johnson Davidson County
Batch# 158824 DEEDWARR
11/13/2018 03:23:37 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20181113-0111901

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DYCEE WILDMAN, ET VIR	**SAME**	**083-01-0-200.00**
(NAME) **1012 GRANADA AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DYCEE WILDMAN AND ERIC BIERSCHENK, WIFE AND HUSBAND,** 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 in Davidson County, Tennessee, being part of an unnumbered tract on the Plan of J.G. Grissom's Grand Avenue Addition of record in Book 974, page 35, Register's Office for said County, and designated as "Hackette" property on the Map of Granada Place of record in Plat Book 3106, page 34, said Register's Office, and described as follows:

Beginning at a concrete monument at the intersection of the southerly margin of Granada Avenue and the easterly margin of Granada Court, said monument also being the northwesterly corner of the Hackette property as shown on the plan of Granada Place, of record in Book 3106, page 34, said Register's Office; thence with the easterly margin of said court, South 2 deg. 55 minutes West 100.0 feet to a concrete monument; thence, continuing with said margin a 124.5 foot radius curve to the right, southwardly 15.0 feet to a concrete monument at the northwesterly corner of Lot No. 4, Granada Place; thence, with the northerly line of said lot South 87 deg. 05 minutes East 61.0 feet to a concrete monument in the westerly line of the Oakmont Development Company Property; thence, with Oakmont's westerly property line, North 2 deg. 55 minutes East 115.0 feet to a point on the southerly margin of Granada Avenue; thence, with said margin, westwardly 60.0 feet to the point of beginning.

Being the same property conveyed to CML Properties, LLC from Fannie Mae a/k/a Federal National Mortgage Association, by deed dated June 17, 2010, of record as Instrument No. 20100630-0051296, Register's Office for Davidson County, Tennessee. Further, being the same property conveying a 50% undivided interest unto William Simpson and wife, Patricia Simpson, by quitclaim deed dated June 28, 2010 and recorded June 30, 2010 as Instrument No. 20100630-0051298, said Register's Office. Further, being the same property conveyed to Granada GP, a Tennessee General Partnership from CML Properties LLC, a Tennessee Limited Liability Company, and William Simpson and wife, Patricia Simpson, by Quitclaim Deed dated December 29, 2010 of record in Instrument No. 20110112-0003440, said Register's Office. Being further conveyed to CML Properties LLC, a Tennessee Limited Liability Company, from Granada, GP, a Tennessee Partnership, by Quitclaim Deed dated October 13, 2016, of record in Instrument No. 20161017-0109386, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 974, Page 35; and any and all other easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1012 GRANADA AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 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 9th day of November, 2018.

CML Properties, LLC

By: Holly Neumaier, Admin. Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Holly Neumaier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an Administrative Member of **CML PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Administrative Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **CML PROPERTIES, LLC,** by herself as such Administrative Member.

Witness my hand and official seal at office this 9th day of November, 2018.

My commission expires: **May 2, 2022**

Notary Public

