Karen Y Johnson Davidson County
Batch# 160368 DEEDWARR
11/15/2018 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,474.45
20181115-0112534

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,500.00

Stacy Palmer
Affiant

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

Lauren Jones
Notary Public

MY COMMISSION EXPIRES: 10/17/21
(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Tayab	NEW OWNER	13210001300
(NAME)	(NAME)	
868 Battery Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **NIWOT Partners, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **George Tayab,** 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 in the 7th, formerly the 11th, Civil District, being part of Lot No. 18 as shown on the Plan of Oakhill Subdivision of record in Book 547, Page 49, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning in the northerly margin of Battery Lane at the southeast corner of the property conveyed to C. Andrew Ellner by Anne S. Benedict by deed of record in Book 1677, Page 247, Register's Office for said County; thence north 2 degrees 45 minutes east 506 feet to an iron pin; thence south 70 degrees 30 minutes east 135 feet to an iron pin; thence south 2 degrees 45 minutes west 506 feet to an iron pin in the north margin of Battery Lane; thence with said margin of said Lane westwardly 135 feet to the point of beginning.

Being the same property conveyed to Robert Fletcher Lance Jr. by Warranty, Deed from Joseph T. Phillips, Substitute Trustee, dated 10/03/2003 and filed for record 10/07/2003 in Instrument No. 20031007-0148248, Register's Office for Davidson County, Tennessee. Thereafter, Robert Fletcher Lance, Jr conveyed his interest in said property to NIWOT Partners, LLC by Quitclaim Deed dated 01/16/2013 and filed for record 01/18/2013 in Instrument No. 20130118-0006158, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 868 Battery Lane, Nashville, TN 37220
(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 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/our hands this **9th** day of **November, 2018.**

NIWOT PARTNERS, LLC.

By: _____
Robert F. Lance, Sole Member

State of Tennessee
County of Davidson

On this 9th day of November, 2018, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Robert F. Lance**, the **Sole Member** of **NIWOT PARTNERS, LLC,** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **he** executed the same as **his** free act and deed.

WITNESS my hand and notary seal this **9th** day of **November, 2018.**

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

_____
Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 18-Tayab

True Copy Certification

I, KRISTEN TRAINI, 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 herewith 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

