Karen Y Johnson Davidson County
Batch# 162003 DEEDWARR
11/16/2018 03:10:18 PM 2 pgs
Fees: $13.00 Taxes: $1,206.20
20181116-0113248

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $326,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2018.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Casey L. Christiansen Levi Christiansen	Mortgage Investors Group	
1423 A McAlpine Avenue	8320 E. Walker Springs Lane #200	072 04 0 315.00
Nashville, TN 37216	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DILLON BOCK AND KRISTIN CARDO NKA KRISTIN BOCK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY L. CHRISTIANSEN AND LEVI CHRISTIANSEN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 1 on the Plan of Resubdivision of Lot No. 23 on the Map of Country Club Estates Block C of record in Plat Book, Page, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dillon Bock, an unmarried man and Kristin Cardo, an unmarried woman by Warranty deed from Christopher Mebius Cantrell, married of record in Instrument No. 20160705-0068536 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 5, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1423 A McAlpine Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of November, 2018.

Dillon Bock

Kristin Cardo nka Kristin Bock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dillon Bock and Kristin Cardo nka Kristin Bock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of November, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021