WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162672 **DEEDWARR**
11/20/2018 12:52:03 PM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20181120-0114239

File No. TE0004658

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Help, LLC	NEW OWNER	143-03-0-033.00
(NAME)	(NAME)	
73 White Bridge Rd ste 103		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN, 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Teresa M. Dibble Blyveis, now known as Teresa Dibble Weaver, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Property Help, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 85, SECTION 2, WEST MEADE HIGHLANDS, as shown on plat of record in Plat Book 3700, Page 124 and 125, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 85 fronts 100.00 feet on the Southwesterly margin of Cloudland Drive and extends back 160.0 feet on the Northwesterly line and 151.38 feet on the Easterly line to a broken line in the rear measuring 181.10 feet thereon.

Being the same property conveyed to Teresa M. Dibble-Blyveis, by Quit Claim Deed from Phillip J. Blyveis, of record in Book 9515, Page 97, in the Register's Office of Davidson County, Tennessee, dated October 31, 1994 and recorded on November 08, 1991.

Subject property was not a marital residence for Grantor or her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6829 CLOUDLAND DR, NASHVILLE, TN 37205

(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 hand this 15th day of November, 2018.

Teresa Dibble Weaver

Teresa Dibble Weaver

STATE OF Pennsylvania
COUNTY OF Lycoming

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Teresa Dibble Weaver, the bargainor(s), with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Nelson L. Forsburg, Notary Public
Lewis Twp., Lycoming County
My Commission Expires June 11, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

My commission expires: 11 June 2021

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206