Karen Y Johnson Davidson County
Batch# 168039 DEEDWARR
11/28/2018 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20181128-0116185

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2018.

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

O-VRES-18-1206

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Ochsner	Legends Bank	
(NAME) **1206 Kenmore Pl**	(NAME) 2120 Wilma Rudolph Blvd	**072-06-0-341.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIRANDA BIGGIO (F/K/A MIRANDA L. MCCUE) AND JOHN M. BIGGIO, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW OCHSNER, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly Part of Lot Number 81 on the Plan of Kenmore Place of record in Plat Book 332, Pages 32 and 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Easterly margin of Foster Street, said point being 150 feet South of the Southerly margin of Warner Avenue: thence with the Easterly margin of Foster Street Southerly 102 feet to the corner of Lots 81 and 42: thence with the line between said two lots, Eastwardly 111.7 feet to the common corner of Lots 32,43 80 and 81; thence with the line between Lots 80 and 81, Northwardly 100 feet to a point; 150 feet South of the Southerly margin of Warner Avenue; thence Westwardly 100 feet more of less to the beginning.

Being the same property conveyed to Miranda L. McCue, an unmarried woman and John M. Biggio, an unmarried man by Warranty deed from Terry R. Poore and Thomas A. Poore, wife and husband (formerly Terry R. Owens, unmarried and Thomas A. Poore, unmarried, joint tenants with right of survivorship) of record in Instrument No. 20141203-0110813 Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded on December 03, 2014. The said Miranda L. McCue having since married and is now known as Miranda Biggio.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 332, Page (s) 32 and 33, Register's Office for Davidson County, Tennessee;
- Easements of record in Book 4045, Page 262, Book 4045, Page 266, Book 4058, Page 750, Book 4224, Page 59, Book 4224, Page 56, Book 4224, Page 47, Book 4224, Page 50, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1206 Kenmore Pl, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 21 DAY OF NOVEMBER, 2018.

Miranda Biggio

John M. Biggio by Miranda Biggio, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIRANDA BIGGIO, 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.

Witness my hand and official seal, this the 21st of November, 2018.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Miranda Biggio, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN M. BIGGIO, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN M. BIGGIO.

Witness my hand and official seal, this the 21st of November, 2018.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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)

