Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Awesome Family, LLC
13 Cherub Court
Brentwood, TN 37027
SEND TAX BILLS TO:
NEW OWNER

Karen Y Johnson Davidson County
Batch# 169781 DEEDWARR
12/04/2018 08:42:21 AM 2 pgs
Fees: $13.00 Taxes: $599.40

20181204-0117955

WARRANTY DEED

(Map 175- 02- 0-B, Parcel 147.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **CASEY B. FIDDLER, unmarried,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **AWESOME FAMILY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter referred to as "Grantee", its successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Being all of Unit No. 1804, as shown on Exhibit B, Section Three, to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three and Amendment, of record in Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, and as further amended by Instrument Number 20140207-0011094, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit.
>
> BEING the same property conveyed to Casey B. Fiddler, a single person, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated October 23, 2015, of record in Instrument No. 20151028-0109641, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all matters of record in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070920-0112646, Instrument No. 20071213-0143334, Instrument No. 20080317-0026338, Instrument No. 20080710-0071087, Instrument No. 20081117-0113467, Instrument No. 20101222-0101832, Instrument No. 20130322-0028759 and Instrument No. 20140207-0011094; Pipeline Easements of record in Book 3570, page 11 and Book 3571, page 599; Stormwater easement of record in Instrument No. 20060307-0026092; Easement to telephone company of record in Instrument No. 20080709-0070604 and Instrument No. 20081121-0114642; Easement for transmission line of record in Book 2344, page 432; Book 4425, page 535 and Book 11124, page 716; Agreement for Quitclaim to Homeowners Association of record in Instrument No. 20080402-0032833; Agreement for Quitclaim to Metro Government of record in Instrument No. 20100303-0016291; Easement to Comcast of Nashville I, LLC of record in Instrument No. 20161212-0130102; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 832 Lower Park Place, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, its his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 30th day of November, 2018.

CASEY B. FIDDLER

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Casey B. Fiddler, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2018.

Notary Public

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: May 15th, 2021

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $162,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of November, 2018.

Notary Public

My commission Expires: May 15th, 2021

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20180926