Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2339

Karen Y Johnson Davidson County
Batch# 172414 DEEDWARR
12/10/2018 03:48:22 PM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20181210-0120209

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of November, 2018

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Fenton 1510 Ward Avenue Nashville, TN 37206	New Owner	072-14-0-130

WARRANTY DEED

FOR AND IN 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/WE,

Kayla Weber and Kyle Weber, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Fenton

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 Lot No. 8 and the Easterly 3 feet of Lot No. 7 on the Plan of Plat of H.W. Ward's Subdivision of Part of Brownsville of record in Plat Book 974, Page (s) 4 and 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 and Part of Lot No. 7 adjoin and front together 57 feet on the South side of Ward Avenue and run back between lines 152 feet to a dead line in the rear on which they measure 58 feet 6 inches.

Being the same property conveyed to Kayla Weber and Kyle Weber, wife and husband by Warranty deed from Jeremy Bockman of record in Instrument No. 20150911-0092496 Register's Office for Davidson County, Tennessee, dated September 09, 2015 and recorded on September 11, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1510 Ward Avenue, Nashville, TN 37206

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

Dated this the 15 day of November, 2018.

Kayla Weber

Kyle Weber

STATE OF ~~TENNESSEE~~ WISCONSIN
COUNTY OF ~~WILLIAMSON~~ DANE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kayla Weber and Kyle Weber** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison (city Wisconsin (State)this 15 day of November, 2018.

Julie Johnson
Notary Public
State of Wisconsin

Notary Public
My Commission Expires: 1-31-20

(Notary Seal)