Karen Y Johnson Davidson County
Batch# 174505 DEEDWARR
12/14/2018 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20181214-0122051

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34566-11-2018** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $725,000.00.<br>Affiant<br>Subscribed and sworn to before me this 14th day of December, 2018.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Jerrod Menz, Melinda Menz<br>34 Whitworth Blvd.<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>104 14 0 G 025 00CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leon Tonelson, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jerrod Menz and Melinda Menz, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 34 Whitworth Blvd., Nashville, TN 37215.

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

And Grantor covenants that it 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 set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 14th day of December, 2018.

Leon Tonelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 14th day of December, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Revised, Final Plat of Whitworth Phase 01, as of record in Plat Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Leon Tonelson and wife, Anne Tonelson by deed dated May 25, 1990 from Gary McDaniel of record in Book 8122, page 683, Register's Office for Davidson County, Tennessee. Deed of Correction of record in Book 8199, Page 979, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 5, 1999 of record in Book 11694, page 516, Leon Tonelson and wife, Anne Tonelson, as tenants by the entirety with a right of survivorship, conveyed subject property to Leon Tonelson and Anne Tonelson as equal tenants in common without a right of survivorship. Anne Tonelson died on September 27, 2006 leaving a Last Will and Testament filed for Probate in Docket No. 06P1612, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, the Executor was granted the Authority to administer and distribute the real property. By Executor's Deed dated September 14, 2007 of record in Instrument No. 20070914-0110560, Register's Office for said County, Leon Tonelson, Executor of the Estate of Anne Tonelson, deceased, conveyed Decedent's 50% undivided interest in subject property to Leon Tonelson and Julia T. Jones, Co-Trustees of the Anne Tonelson Family Trust. By Quitclaim Deed dated August 14, 2018 of record in Instrument No. 20180823-0083589, Register's Office for Davidson County, Tennessee, Leon Tonelson and Julia T. Jones, as Co-Trustees of the Anne Tonelson Family Trust, conveyed the Trust's 50% undivided interest in subject property to Leon Tonelson.

This conveyance is made subject to:

1. 2019 County taxes, not yet due and payable. Map and Parcel No.104 14 0 G 025 00CO
2. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, Book 8282, page 45, Book 8830, page 249, Book 9778, page 27, and Instrument No. 20100615-0046543, corrected by Scrivener's Affidavit of record in Instrument No. 20160919-0098409, amended in Instrument No. 20170720-0073719, Register's Office for Davidson County, Tennessee.
3. Amended By-Laws of Whitworth Homeowners Association, of record in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Whitworth Homeowners Association of record in Book 9778, pages 29 and 32, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, pages 141-144, Register's Office for DAVIDSON County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 6900, pages 838-841, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 3467, page 194 and Book 3505, page 338, Register's Office for Davidson County, Tennessee.
8. Easement for water mains and appurtenances of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.