NEW OWNER:
Kate Claussen
1536 12th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-674

MAP & PARCEL
081-12-0-200

Space for Recorder's Stamp

Karen Y Johnson Davidson County
DEEDWARR
Batch# 174637 3 pgs
12/17/2018 09:53:46 AM
Fees: $18.00 Taxes: $1,664.63
20181217-0122237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($449,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BUILDING COMPANY NUMBER 7, INC, A TENNESSEE CORPORATION** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **KATE STEIER CLAUSSEN, A SINGLE WOMAN** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of D.T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Martin Hickman and wife, Cass Hickman by Special Warranty Deed from Liyakat Fruitwala and wife, Debrorah L. Townsend of record in Instrument No. 20160621-0063253 Register's Office for Davidson County, Tennessee, dated June 16, 2016 and recorded on June 21, 2016.

Being the same property conveyed to Building Company Number 7, Inc, a Tennessee corporation by Quitclaim deed from William Martin Hickman and wife, Cass Hickman of record in Instrument No. 20180202-0011002 Register's Office for Davidson County, Tennessee, dated January 24, 2018 and recorded on February 02, 2018.

Being also known as 1536 12th Ave N Nashville, Tennessee 37167.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 12 day of **December, 2018.**

BUILDING COMPANY NUMBER 7, INC.

BY: MATTHEW JOHN MILLSAP, PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MATTHEW JOHN MILLSAP**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **HE** is **PRESIDENT** of **BUILDING COMPANY NUMBER 7, INC.** , the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 12 day of **December,2018.**

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is $ **449,900.00**.

AFFIANT

Sworn to and subscribed to before me this 11th day of **December, 2018**.

NOTARY PUBLIC

My commission expires: 12/28/19

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019