Karen Y Johnson Davidson County
Batch# 175105 DEEDWARR
12/18/2018 08:54:46 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20181218-0122692

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1394

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James O. Tadlock and wife, Leslie M. Tadlock**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin Mench-Thurlow and Kristen Reynolds, husband and wife; as Tenancy by Entirety**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 15 in the Minnie E. Martin Subdivision, of record in Book 547, page 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to James O. Tadlock and wife, Leslie M. Tadlock by deed from Tina Denise Huffines and husband, Patrick A. Huffines, dated September 8, 2017, of record in Instrument No. 20170913-0093486, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tina Denise Huffines and Patrick A Huffines by Quitclaim Deed from Tina Denise Huffines, dated January 6, 2011, of record in Instrument No. 20110118-0004912, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1306 Riverside Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of December, 2018.

James O. Tadlock

Leslie M. Tadlock

State of Tennessee)
County of Davidson)

On this 11th day of December, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James O. Tadlock and Leslie M. Tadlock, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 405,000.00.**

Affiant

Sworn and subscribed before me on this the 11th day of December, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Benjamin Mench-Thurlow	Wells Fargo Bank, NA	083-03-0-133.00
1306 Riverside Drive	2701 Wells Fargo Way	
Nashville, TN 37206	Minneapolis, MN 55467-8000	