Karen Y Johnson Davidson County
Batch# 176009 **DEEDWARR**
12/19/2018 11:52:57 AM 2 pgs
Fees: $13.00 Taxes: $935.73
20181219-0123330

WARRANTY DEED

MARTIN-H18349

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF December, 2018.

(Affix Seal) Notary Public

My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Taylor James Martin	NEW OWNER	071.05-0-281.00
1715 Edgewood Ave.		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, REBECCA BAUERNFEIND AND KAYLA BAUERNFEIND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TAYLOR JAMES MARTIN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 46 on the Plan of Brooklyn Heights as shown in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod in the north right of way of Edgewood Avenue approximately 295 feet East of the eastern right of way of Haines Street, the southwest corner of this property. Thence North 21 degrees 56 minutes 57 seconds West 134.89 feet to an iron rod. Thence North 65 degrees 50 minutes 29 seconds East 40.00 feet to an iron rod. Thence South 21 degrees 56 minutes 57 seconds East 134.89 feet to an iron rod in the north right of way of Edgewood Avenue. Thence with said right of way South 65 degrees 50 minutes 29 seconds West 40.00 feet to the point of beginning and containing 5392 square feet or 0.124 acres, according to survey by Delle Land Surveying Co., Inc.

Being the same property conveyed to Rebecca Bauernfeind, unmarried woman by deed from Paneet Mahan, a married man of record in Book 201406200059184, recorded on 06/20/2014, Register's Office for Davidson County, Tennessee.

Kayla Bauernfeind joins in this conveyance to convey any and all rights.

This conveyance is made subject to the following:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee.

Easement in Book 9629, Page 88, Register's office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1715 Edgewood Ave., Nashville, Tennessee 37207 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their 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 my/our hand(s) this 12th day of December, 2018 :

Rebecca Bauernfeind

Kayla Bauernfeind

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named REBECCA BAUERNFEIND AND KAYLA BAUERNFEIND, the bargainor(s), 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 Sumner County, Tennessee, this 12th day of December, 2018.

Notary Public

My Commission Expires: 07/21/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN