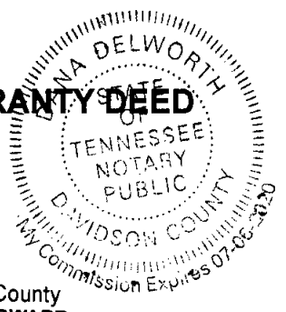
WARRANTY DEED



Karen Y Johnson Davidson County
Batch# 176134 **DEEDWARR**
12/19/2018 03:23:19 PM 2 pgs
Fees: $13.00 Taxes: $714.10

20181219-0123503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathleen Argow	new owner	
(NAME)	(NAME)	**072-04-0-239.00**
1435 Ardee Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **BRANDON WEYER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHLEEN ARGOW, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the Northerly 36 feet of Lot No. 33, and the Southerly 28 feet of Lot No. 32 of Block "E" on the Plan of Map of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos 32 and 33 adjoin and front together 64 feet on the East side of Ardee, formerly Mildred Avenue and run back between parallel lines, 175 feet to a dead line on which it measures 64 feet.

Being the same property conveyed to Brandon Weyer, unmarried by Executor's Quit Claim Deed from Denise Weyer and Brandon Weyer, Co-Executor's for the estate of Brenda Fay Mobley of record in Instrument No. 20171024-0108640 Register's Office for Davidson County, Tennessee, dated October 19, 2017 and recorded on October 24, 2017.

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 475, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1435 Ardee Avenue, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF DECEMBER, 2018.

Brandon Weyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of December, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212