(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2018.

Notary Public
MY COMMISSION EXPIRES: June 12, 2021
File No. G18-3919

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Karen Y Johnson Davidson County
Batch# 179470 DEEDWARR
01/02/2019 10:12:57 AM 2 pgs
Fees: $13.00 Taxes: $878.75

20190102-0000163

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Maranatha Michelle Kellinger (NAME)	NEW OWNER (NAME)	61-15-4
26252 Via Mistral (STREET ADDRESS)	(STREET ADDRESS)	
San Juan Capistrano, CA 92675 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **James C. Bickel, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maranatha Michelle Kellinger, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Locust Grove Estates, as of record in Book 1424, page 11, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the northerly margin of Horseshoe Drive at the corner of Lots Nos. 37 and 38; thence with the margin of said Drive, easterly 49.40 feet to the beginning of a curve; thence around said curve, northeasterly 38.34 feet to a point in the westerly 80 feet to the corner of Lots Nos. 37 and 38; thence with the line between a said lots, southwardly 175 feet to the beginning.

Being the same property conveyed to James C. Bickel and wife, Willie S. Bickel by Deed dated June 21, 1948 from Robert W. Gregory and wife, Helen L. Gregory, in Book 1629, Page 389, in the Official Records of Davidson County, Tennessee. The said Willie S. Bickel having since died vesting sole owenership in James C. Bickel as surviving tenant by the entirety

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 11, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1071 Horseshoe Drive, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 27th day of December, 2018.

James C. Bickel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of December, 2018, before me personally appeared James C. Bickel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 27th day of December, 2018.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066