Karen Johnson Davidson County
Batch# 195999 DEEDWARR
02/15/2019 03:32:02 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20190215-0014347

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$470,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH** OF **FEBRUARY, 2019.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALEXANDER J. USETED, ET UX	COMMUNITY MORTGAGE	**061-16-0-024.00**
(NAME)	(NAME)	
4107 KENNEDY AVE.	3401 COLLEGE BLVD, STE 220	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	LEAWOOD, KS 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, **WE, PATRICK L. MICKLER AND WIFE, LOIS J. MICKLER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER J. USETED AND ADRIENNE D. USETED, HUSBAND AND WIFE,** 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 the 11th, formerly 18th Civil District of Davidson County, Tennessee, being part of Tract No. 3 in the subdivision of the Dr. William Lands, a plan of which is of record in Plan Book 2, page 128, Chancery Court at Nashville, described as follows:

Beginning at a point in the northwesterly margin of Kennedy Avenue, said point being the southeast corner of property conveyed to B. T. Miller, et ux, by deed of record in Book 3373, page 617, Register's Office for said County, thence with Miller's southerly line, northwestwardly 280 feet, more or less, to a point, being the southwest corner of property conveyed to J. P. Wilson, and wife, by deed of record in Book 1788, page 97, said Register's Office; thence southwestwardly 102 feet, more or less, to a point in the northerly boundary line of Monte Vista Subdivision, as recorded in Book 421, page 143, Register's Office for said County; thence with same, southeastwardly 270 feet, more or less, to a point in the northwesterly margin of Kennedy Avenue; thence with same, northeastwardly 102 feet, more or less, to the point of beginning.

Being the same property conveyed to Patrick L. Mickler and Lois J. Mickler, husband and wife, from Charles Tyler, unmarried, by deed dated October 15, 2015 of record in Instrument No. 20151016-0105316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **4107 KENNEDY AVE., NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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. 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 our hands this 14th day of February, 2019.

PATRICK L. MICKLER

LOIS J. MICKLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick L. Mickler and Lois J. Mickler,** the bargainors, 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 office this 14th day of February, 2019.

My commission expires: **May 2, 2022**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON