WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00.

Affiant

Subscribed and sworn to me this 15 day of February, 2019.

NOTARY PUBLIC

My Commission Expires:

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Karen Johnson Davidson County
Batch# 197108 DEEDWARR
02/20/2019 10:35:00 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20190220-0015290

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32224

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Liliana Wagner and Johann A. Holzen 1114 Haysboro Avenue Nashville, TN 37216	new owners	061-3-201.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David E. Brown and Mona F. Brown, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Liliana Wagner and Johann A. Holzen**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Haysboro Estates, not of record, and being in a subdivision of a part of the Timberlake Subdivision, not of record, in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Haysboro Road, at the corners of Lots Nos. 5 and 6; thence with the line between said lots, southerly 202.2 feet to a point; thence easterly 85 feet to the corner of Lot No. 7; thence with the line between Lots Nos. 6 and 7, northerly 202.2 feet to the south margin of Haysboro Road; thence with the margin of the same, westerly 85 feet to the point of beginning.

Being the same property conveyed to Lindsey Stroop-Elias and Rachel Stroop-Elias by Warranty Dee from Cathy S. Zoccola, married recorded on November 14, 2016 in Instrument No. 20161114-0119676, in the Davidson County Register's Office, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Easement for sanitary sewers and/or storm drainage of record in Book 4178, page 427, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RR-19-1114

This property is also known as improved property located at 1114 Haysboro Avenue, 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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this _____ day of February, 2019.

David E. Brown

Mona F. Brown

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared David E. Brown and Mona F. Brown 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 that they executed the same as their free act and deed.

Witness my hand and official seal this 15th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY