Box 14

WARRANTY DEED

File #2019022243

Karen Johnson Davidson County
Batch# 201859 **DEEDWARR**
03/05/2019 08:49:38 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20190305-0019833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-8-22
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert E. Hill, Jr.	New Owner	029.00-0-056.00
(NAME)	(NAME)	
P.O. Box 282183		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37228		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **Carla Anna-Marie Dauscha-Bobel, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert E. Hill, Jr.** 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:

A tract of land in the 14th Civil District of said county, being a part of the land conveyed to J.B. Bryant and wife, by deed from J.R. Arrington and wife, of record in Book 1238, Page 239, Register's Office for said County, described according to a survey made by Watkins and Murray, Surveyors, October 13, 1947, as follows:

Beginning in the center of Bernard Road at the northwest corner of the property conveyed to Ed Arrington; thence with the center of said Road, north 88° west 186 feet; thence leaving said road south 2° 30' West 171 feet to a stake; thence south 88° east 186 feet to an iron pin in Ed Arrington's west line; thence north 2° 30' east 171 feet to the beginning, containing 0.73 acre, more or less.

Being the same property conveyed to Frank Joseph Dauscha and wife, Gladys Allene Dauscha by Deed dated November 3, 1947 from Clara Bryant Kemp, unmarried, of record in Book 1542, Page 147, Register's Office for Davidson County, Tennessee. The said Frank Joseph Dauscha, Sr., also known as Francis Joseph Dauscha, Sr. having since died on October 12, 1993, the said property being vested in Gladys Allene Dauscha as the surviving tenant by the entirety. The said Gladys Allene Dauscha having quitclaimed to Carl Anthony Dauscha by Quitclaim Deed dated August 10, 1999, of record in Book 11617, Page 76, said Register's Office. The said Carl Anthony Dauscha having since died testate on May 9, 2005, and pursuant to his Last Will and Testament filed in 05P-813 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), the property was devised to Carla Anna-Marie Dauscha-Bobel. The said Carla Anna-Marie Dauscha-Bobel referred to as Executor and grantor having conveyed to Carla Anna-Marie Dauscha-Bobel by Executor's Deed dated September 8, 2008, of record in Instrument No. 20081009-0102360, said Register's Office.

*****This is neither the principal residence of the Grantor, nor her spouse, nor any dependents*****

This conveyance is subject to: Taxes for the year 2019, a lien, not yet due or payable.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as **4071 Bernard Road, Joelton, TN 37080**

(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, 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. 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 1st day of March, 2019.

Carla Anna-Marie Dauscha-Bobel

Carla Anna-Marie Dauscha-Bobel

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Carla Anna-Marie Dauscha-Bobel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of March, 2019.

Commission expires:

8/22/22

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128