Karen Johnson Davidson County
Batch# 211170 DEEDWARR
03/28/2019 11:01:17 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20190328-0028050

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $449,900.00.

Affiant

Sworn to and subscribed before me this 27th day of March, 2019.

Notary Public
My Commission Expires: 9-6-22

PREPARED BY:
RETURN TO: 1720 West End Avenue, Ste. 530, Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Michael Riebeling and Emily Grace Brandes	6202 Louisiana Avenue	Owner	
6202 Louisiana Avenue			091-02-3Y-002.00-CO
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Justin A. McCombs and Jennifer Dawn McCombs, husband and wife** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Michael Riebeling and Emily Grace Brandes, as joint tenants with right of survivorship,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6202 Louisiana Avenue Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20160216-0014444 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Landry Humphries and Daniel Windsor by Warranty deed from Byron Gregory Cummings of record in Instrument No. 20151125-0119545 Register's Office for Davidson County, Tennessee, dated November 13, 2015 and recorded on November 25, 2015. (Value or consideration as shown in aforementioned deed $190,000.00.)

Being the same property conveyed to Landry Humphries by Quitclaim deed from Daniel Windsor of record in Instrument No. 20170124-0007650 Register's Office for Davidson County, Tennessee, dated January 13, 2017 and recorded on January 24, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Jennifer Dawn McCombs and Justin A. McCombs, wife and husband by Warranty deed from Landry Humphries, unmarried of record in Instrument No. 20171025-0109440 Register's Office for Davidson County, Tennessee, dated October 24, 2017 and recorded on October 25, 2017. (Value of consideration shown in aforementioned deed $405,000.00.) Being also known as 6202 Louisiana Avenue Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2019, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160216-0014444, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 27th day of March, 2019.

Justin A. McCombs

Jennifer Dawn McCombs

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Justin A. McCombs and Jennifer Dawn McCombs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this the 27th day of March, 2019.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY