Name and Address of New Owner:
Kyle K. Wolfson
600 Broadmoor Drive
Nashville, TN 37216
Send Tax Bills To:
Kyle K. Wolfson
6048 Port Anadarko Trail
Hermitage TN 37076
This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 214646 DEEDWARR
04/05/2019 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $986.05
20190405-0031268

Map & Parcel No: 06106002100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charles R. Hiehle, widowed**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kyle K. Wolfson,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 149 of Gra-Mar Acres, Section 1, as of record in Book 2133, Page 27, Register's Office for said County.

Said Lot No. 149 fronts 93 feet on the southerly line of Broadmoor Drive and extends back 293.9 feet on the westerly line and 250.6 feet on the easterly line, to a dead line, measuring 113.5 feet thereon.

Being the same property conveyed to Charles R. Hiehle and wife, Nancy C. Hiehle by Warranty Deed from Robert A. Castleman, Sr. and wife, Thelma A. Castleman dated December 31st 1964 and recorded January 13th 1965 of record in Book 3850, Page 384, Register's Office for Davidson County, Tennessee. Nancy C. Hiehle died on 3/20/2018.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of February, 2019.

_____(SEAL)
Charles R. Hiehle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of February, 2019, before me personally appeared Charles R. Hiehle, 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 5th day of February, 2019.

_____
Notary Signature
My commission expires: Sep 29, 2022

JULIE SUMMERS
Notary Public - State of Florida
Commission # GG 246748
My Comm. Expires Sep 29, 2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $266,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
5th day of February, 2019.

_____
Notary Public
My commission expires: 11/5/2019
File No. 19-105

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212