Karen Johnson Davidson County
Batch# 220731 DEEDWARR
04/23/2019 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20190423-0037019

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Kyle Patrick Farmer
1617 Straightway Ave.
Nashville, TN 37206

SEND TAX BILL TO:
Same

MORTGAGEE:

Map/Parcel **072-14-4K-002.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TIMOTHY W. BICE and ANNETTE C. BICE, Co-Trustees of the BICE LIVING TRUST UAD June 28, 2016,** hereinafter called the "GRANTORS," have bargained and sold, and by these presents, do transfer and convey unto **KYLE PATRICK FARMER, a single person,** hereinafter called the "GRANTEE," his heirs and assigns, those certain tracts of land located in Davidson County, Tennessee, described as follows, to-wit:

Being all of Unit 2, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Straightway Avenue Two Cottages, Horizontal Property Regime, with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103 (b) of record in Instrument No. 20151026-0108481, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Straightway Avenue Two Cottages, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20151026-0108481 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Timothy W. Bice and Annette C. Bice, husband and wife, by Warranty Deed dated August 7, 2017, of record in Instrument No. 20170809-0081654, Register's Office of Davidson County, Tennessee.

The captioned property is subject to matters as shown on plat of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Straightway Avenue Two Cottages, Horizontal Property Regime, of record in Instrument No. 20151026-0108481, Register's Office of Davidson County, Tennessee.

The captioned property is subject to restrictive covenants per plat and of record in Instrument No. 20151026-0108481. Book 721, page 195, and Book 1101, page 64, said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 1617 Straightway Ave., Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE 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 GRANTEE, his 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 19th day of April, 2019.

THE BICE LIVING TRUST
UAD June 28, 2016

BY: _____
TIMOTHY W. BICE, Co-Trustee

BY: _____
ANNETTE C. BICE, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Timothy W. Bice and Annette C. Bice,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be **Co-Trustees of the Bice Living Trust UAD June 28, 2016,** the within named bargainors, and that they as such Co-Trustees, having the authority so to do, executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND at office, this 19th day of April, 2019.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

_____
NOTARY PUBLIC
My Commission Expires: 2-17-20

STATE OF TENNESSEE
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$375,000.00.**

_____
AFFIANT

Subscribed and sworn to before me on this 19th day of April, 2019.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

_____
NOTARY PUBLIC
My Commission Expires: 2-17-20

Certificate of Authenticity

I, John W. Bishop, 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, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)