Karen Johnson Davidson County
Batch# 232955 DEEDWARR
05/21/2019 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20190521-0048059

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191721

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$285,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 17th day of May, 2019.

Notary Public
My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 17th day of May, 2019, among:

ROBERT KLEIN, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BRIAN T. BIGHAM, Single Man

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being a part of Lot No. 21 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey made by George W. Watkins, Surveyor, 8/05/97 as follows:

Beginning on the westerly margin of Jones Avenue, at the southeast corner of the property conveyed to Carlos Meadows and wife, by deed from T.W. Street and wife, of record in Book 2647, page 396, Register's Office for said County; thereto with said Meadows southern boundary line North 89 degrees 15 minutes West 275.4 feet to the southwest corner of said Meadows property; thence with said Meadows western boundary line, North 12 degrees East 50 feet to the southeast corner of Lot 19 on the unrecorded plan; thence with the southerly line of Lots 19, 18, and 17, North 86 degrees West 345 feet and continuing in the same direction 217 feet to an iron pin in the easterly line of a 2 foot reserve strip; thence with the easterly line of said strip; South 1 degree 15 minutes West 45.4 feet to an iron pin; thence South 81 degrees 30 minutes East 825 feet to the westerly margin of Jones Avenue; thence with the same, northwardly 50 feet to the beginning.

Being the same property conveyed to Robert Klein, married by Warranty Deed from Victoria O'Brien f/k/a Victoria Baker, a married woman, of record in Instrument No. 20150203-0010028, Register's Office for Davidson County, Tennessee, dated January 29, 2015 and recorded on February 3, 2015.
Spouse of the above-named Robert Klein joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property including any marital rights and homestead exemption.

Being also known as 2814 Jones Avenue Nashville, Tennessee 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Robert Klein

Jady Klein

State of Tennessee
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Robert Klein and Jady Klein, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2019.

Notary Public
My Commission Expires: 3/20/22

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Brian ~~Bigham~~ Bigham
Address: 2814 Jones Ave
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Brian ~~Bigham~~ Bigham
Address: 2814 Jones Ave.
City, State, Zip: Nashville, TN 37207

Tax ID: 060-16-0-123.00

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)