WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00 Jennifer A. Hoffman Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF MAY, 2019 Notary Public MY COMMISSION EXPIRES: 7.11.22 (AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Christopher McLaurin Tingle and Jacqueline Therese Tingle	New Owner	061 03 0 187.00
(NAME)	(NAME)	
1105 Haysboro Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Maria Blair Nedvidek and husband, Daniel C. Nedvidek**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher McLaurin Tingle and Jacqueline Therese Tingle, husband and wife**, 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:

Being Lot No. 4, and the westerly one-half of Lot No. 5 of Block "A" on the plan of Inglewood Heights Subdivision, A.J. Coleman's Property, as shown on the plat of record in Plat Book 1424, page 85, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Maria Blair Nedvidek and husband Daniel C. Nedvidek by Warranty Deed from Lisa Beaty Dale and Michael Dale, wife and husband and Mary E. Beaty, an unmarried woman dated September 29, 2017 and recorded October 02, 2017 as Instrument No. 20171002-0100781, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1105 Haysboro Ave., Nashville, TN 37216

File Number: FRN-1904185SSO

Karen Johnson Davidson County
Batch# 237364 **DEEDWARR**
05/31/2019 01:27:26 PM 2 pgs
Fees: $13.00 Taxes: $1,350.13

20190531-0051969

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 24th day of May, 2019.

Maria Blair Nedvidek by Laurie M. Hart Atty In Fact

Maria Blair Nedvidek by Laurie M. Hart Attorney In Fact

Daniel C Nedvidek by Laurie M. Hart Atty In Fact

Daniel C. Nedvidek by Laurie M. Hart Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Maria Blair Nedvidek and Daniel C. Nedvidek, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Maria Blair Nedvidek and Daniel C. Nedvidek, for the purposes therein contained.

Witness my hand and official seal, this the 24th day of May, 2019.

Notary Public

My Commission Expires:

(SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

File Number: FRN-1904185SSO