WARRANTY DEED

Karen Johnson Davidson County
Batch# 238823 DEEDWARR
06/05/2019 08:54:10 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20190605-0053509

G-VRES-19-5604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Caroline Claire Remke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caroline Claire Remke and Joseph L. Lackey, III	**FirstBank**	
(NAME)	(NAME)	**091-06-0-300.00**
5604 Kentucky Ave.	**318 Seaboard Lane, Suite 205**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA ROBERTS AND MARY KATHERINE ROBERTS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLINE CLAIRE REMKE AND JOSEPH L. LACKEY, III, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Lot No. 1509 and the Easterly 7 feet of Lot No. 1511 of Block 200 on the Plan of West Nashville, No. 1, as of record in Book 57, page 173, Register's Office for said County and described according to a survey by Norris H. Hickerson, Surveyor, June 30, 1953, as follows:

Beginning as a stake in the Northerly margin of Kentucky Avenue, said stake being located South 85 degrees West 110 feet from the Westerly margin of 56th Avenue North; thence with the Northerly margin of Kentucky Avenue, South 85 degrees East 32 feet to an iron pin; thence North 5 degrees West 150 feet to the Southerly margin of an alley; thence with the Southerly margin of said alley Westerly 32 feet to the original lot corners of Lot Nos. 1507 and 1509, thence with the common lot lines of Lots No. 1507 and 1509, Southerly 150 feet to the point of the beginning.

Being the same property conveyed to Joshua Roberts and Mary Katherine Roberts, husband and wife by Warranty deed from Gala LLC, A Tennessee Limited Liability Company of record in Instrument No. 20150129-0008544 Register's Office for Davidson County, Tennessee, dated January 28, 2015 and recorded on January 29, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5604 Kentucky Ave., Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 3rd DAY OF JUNE, 2019.

Joshua Roberts by Kate Nyquist, attorney In Fact
Joshua Roberts by Kate Nyquist,
Attorney in Fact

Mary Katherine Roberts by Kate Nyquist, attorney In Fact
Mary Katherine Roberts by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSHUA ROBERTS AND MARY KATHERINE ROBERTS, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA ROBERTS AND MARY KATHERINE ROBERTS.

Witness my hand and official seal, this the 3rd of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212