Karen Johnson Davidson County
Batch# 243535 DEEDWARR
06/14/2019 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,249.60
20190614-0057518

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Andrea A. Birch
1470 Tyne Blvd.
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP/PARCEL: 145020071.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **PATRICK J. INGMAN AND SHERRI L. INGMAN, HUSBAND AND WIFE,** have this day bargained and sold and do hereby transfer and convey unto, **ANDREA A. BIRCH, TRUSTEE OF THE AMENDED AND RESTATED ANDREA A. BIRTH REVOCABLE TRUST DATED JUNE 16, 2010,** its successors and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Being Lot No. 3 "B" on the Plat on the Zone Lot Division of Lot No. 3, Resub. of Lot No. 29, Tyne Crest, Sec. 7, as of record in Plat Book 5800, Page 381, Register's Office for said County, to which reference is made for a more complete description of said lot.

Being the same property conveyed to Patrick J. Ingman and Sherri L. Ingman, by Deed form Tom Albert, Jr., and wife, Hazel R. Albert, of record in Instrument No. 20050415-0042310, Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2019 will prorated between the parties herein.

This is improved property known as 1470 Tyne Blvd., Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

We further covenant with the said grantee, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2019 real property taxes, which taxes have been prorated between the parties herein and the grantors having paid their prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

We do further covenant and bind ourselves, our heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 6th day of June, 2019.

Patrick J. Ingman

Sherri L. Ingman

STATE OF NEBRASKA)
: ss.
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Patrick J. Ingman and Sherri L. Ingman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Louisville, Nebraska, on this the 11th day of June, 2019.

NOTARY PUBLIC

My Commission Expires:

GENERAL NOTARY - State of Nebraska
BRENDA M. AHLERS
My Comm. Exp. March 14, 2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $608,000.00 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 the 13th day of June, 2019.

NOTARY PUBLIC

My commission expires: 8/27/22

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY

TRUE COPY CERTIFICATION

I, **TRACEY GULLETT**, 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.

TRACEY GULLETT

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Lindsey Frye, a notary public for this county and state, Tracey Gullett, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My commission expires: 5·16·2022

LINDSEY FRYE
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY