STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2019.

Notary Public
MY COMMISSION EXPIRES: 5/30/21
File No. G19-5417

Karen Johnson Davidson County
Batch# 244632 DEEDWARR
06/18/2019 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,019.35
20190618-0058343



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Valdes and Steven Wiegel (NAME)	Steven Wiegel (NAME)	61-12-68
1219 Plymouth Ave (STREET ADDRESS)	1504 Watson Ave (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Little River, SC 29566 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Janwynella K. Henderson, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Valdes, a married man and Steven Wiegel, a married man, as joint tenants with right of survivorship**, 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:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of the resubdivision of certain lots in Eastdale Place of record in Book 974, Page 22, Register's Office for said County and part of an unnumbered tract being shown on said plan as 6.9 acres lying in the rear of Lot No. 44 above and described together as follows: Beginning at a point in the northerly margin of Plymouth Avenue at the corner of Lots 43 and 44; thence with the line between said lots northerly and along said line extended in all 256.5 feet to the north line of said 6.9 acre tract; thence with the north line of the same N 87— 1/2 deg. w 98.5 feet to a stake where the line between Lots No. 44 and 45 would intersect the north line of said 6.9 acre tract if extended; thence along the line between Lots No. 44 and 45 if extended and with the line between said lots southerly 239.6 feet to the north margin of Plymouth Avenue; thence with the margin of the same easterly 60 feet to the point of beginning.

Being the same property conveyed to Janwynella K. Henderson by Deed dated June 6, 1991 from Steven D. Henderson, recorded September 20, 1991, in Book 8446, Page 736, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 974, page 22, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1219 Plymouth Ave, Nashville, TN 37216.

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. Whenever 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 14th day of June, 2019.

Janwynella K. Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2019, before me personally appeared Janwynella K. Henderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of June, 2019.

TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

