Name and Address of New Owner:
Austin Robert Wood
2812 Torbett Street
Nashville, TN 37209

Send Tax Bills To:
Austin Robert Wood
2812 Torbett St.
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 246440 DEEDWARR
06/20/2019 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.13
20190620-0059790

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 092-10-0-093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **G.P. Michal Company, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Austin Robert Wood**, *unmarried "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 50 on the Plan of T.M. Steger's First Subdivision of the Old Barrow Place of record in Plat Book 421, Page 112, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts forty feet on the North side of West Hill Street and extends back northerly between parallel lines one hundred and forty feet to an alley.

Being the same property conveyed to G.P. Michal Company, LLC, by Warranty Deed from Alan Huffman, dated April 13, 2017 of record in Instrument No. 20170417-0036991, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements as shown of record including the following:

Taxes and assessments for the year 2018 and subsequent years; all matters as shown on the plan of record in Book 421, Page 112, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 2818 TORBETT STREET, NASHVILLE, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of June, 2019.

G.P. Michal Company, LLC, a Tennessee Limited Liability Company

By: Gary Michalske (SEAL)
Gary Michalske, Authorized Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, undersigned of the state and county mentioned, personally appeared Gary Michalske, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of G.P. Michal Company, LLC, the within named bargainor, a Limited Liability Company, and that such Gary Michalske as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Murfreesboro, this 18th day of June, 2019.

Michelle Lee Summar
Notary Signature

MICHELLE LEE SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Printed Name: Michelle Lee Summar

My commission expires: 9/15/2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $414,900.00, 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 18th day of June, 2019.

Michelle Lee Summar
Notary Public

MICHELLE LEE SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

My commission expires: 9/15/2021
File No. 2019-181

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

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

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY