NEW OWNER:
Michael Jon Fluck
1127 North 2nd Street
Nashville, TN 37207

SEND TAX BILLS TO:

SWBC MORTGAGE CORPORATION
9311 San Pedro #100
San Antonio, TX 78216

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-334

MAP & PARCEL
071-15-0-343.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 262498 DEEDWARR
07/26/2019 09:53:28 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20190726-0073644

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($480,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **William D. Ables, Jr and Amanda A. Hoover, also known as Amanda A. Ables, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Michael J. Fluck, unmarried man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of The Benedict Land Co's subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 69 fronts 50 feet on the Easterly margin of North Second Street and extends back between parallel lines 181 feet to an alley.

Being the same property conveyed to William D. Ables and Amanda A. Hoover, husband and wife by Warranty deed from Duke and Duke, LLC of record in Instrument No. 20150610-0054663 Register's Office for Davidson County, Tennessee, dated June 08, 2015 and recorded on June 10, 2015.

Being also known as 1127 North 2nd Street Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 25 day of **July, 2019**.

William D. Ables

Amanda A. Hoover, Also known as Amanda A. Ables

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, William D. Ables and Amanda A. Hoover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of **July, 2019**.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **480,000.00**.

AFFIANT

Sworn to and subscribed to before me this 25th day of **July, 2019**.

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2021

NOTARY PUBLIC

My commission expires: _____