Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

19-CD-460

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 265077 DEEDWARR
08/01/2019 09:30:20 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20190801-0075876

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Susan Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2019.

Gail Hudson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-460

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Charles Niewold, LLC | Charles Niewold, LLC | 10713003400 |
| (NAME) 423 Jackson Blvd | (NAME) 423 Jackson Blvd | |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) Nashville, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Ninety Thousand And No/100 Dollars ($90,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY E. STORY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES NIEWOLD, LLC**, 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, Tennesseee, being Lot No. 336 on the Map of Miro Meadows, Second Addition, as of record in Book 1424, page 112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary E. Story, unmarried, by Warranty Deed, from Thomas E. Carter and wife, Ollie Mai L. Carter, dated September 30, 2003, recorded October 2, 2003, of record in Instrument No. 20031002-0145610, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 889 Kipling Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 30th day of July, 2019.

Mary E. Story

Mary E. Story

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of July, 2019, before me personally appeared Mary E. Story to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 30th day of July, 2019.

Commission Expires: _____

Gail Hudson
Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019