This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5073

Karen Johnson Davidson County
Batch# 287965 DEEDWARR
09/19/2019 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $791.80
20190919-0094893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $214,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of September, 2019

Notary Public
My Commission Expires: 2/1/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashli Hillis 2931 Dunmore Drive Nashville, TN 37214	New Owner	096-10-0-231

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Paul Wendel, married,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ashli Hillis, an unmarried woman,** hereinafter called the Grantee(s), his/her/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. 310 on the Plan of Cloverhill, Section No. VII of record in Plat Book 2133, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Wendel, a single man, by deed from Michael R. Welch, a married man, of record in Instrument No. 20141002-0091214, Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 2, 2014.

Sarah Wendel joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **2931 Dunmore Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2019.

GRANTOR:

Paul Wendel

Sarah Wendel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Wendel and Sarah Wendel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of September, 2019.

CHRISTOPHER BUCKLEY NOTARY PUBLIC STATE OF TENNESSEE WILSON CO.

Notary Public
My Commission expires: 9-20-21

201909190094893

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY