Karen Johnson Davidson County
Batch# 302047 DEEDWARR
10/17/2019 09:48:40 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20191017-0106421

ADDRESS NEW OWNERS and
SEND TAX BILLS:
JAMES MIKOLINSKI and
CLINT ELLIOT
1001 South St.
Nashville TN 37203

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
70-7-16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, CHOICE CITY HOMES, LLC, hereinafter called GRANTOR, have this day bargained and sold and by these presents transfers and conveys to JAMES MIKOLINSKI and CLINT ELLIOT, hereinafter called GRANTEES, their heirs and assigns forever, the following described property, to wit:

The land with all the buildings and improvements thereon, situated at 1014 W Trinity Lane, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

SAID parts of Lots numbers 17 and 18 front 138.34', more or less, on the southerly side of West Trinity Lane, and run back between lines 296.8', more or less, on the east and 293.9', more or less, on the west to a line in the rear measuring 140.00', more or less, thereon. Bounded on the North by West Trinity Lane, the east by Betty Lou Hall and Robert Drew, the West by an asphalt access, and the south by Robert Drew.

Being the same property conveyed to Choice City Homes, LLC, by Warranty Deed from Dennis M. Powell, Jr. and Paula D. Powell, recorded July 31, 2017, in Instrument No. 20170731-0077089, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1014 West Trinity Lane, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs and assigns, forever.

GRANTOR covenants with GRANTEES that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever.

Executed on this 15 day of October, 2019.

CHOICE CITY HOMES, LLC

By: Norma J. Crow
Title chief Manager

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Norma J. Crow, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the chief manager of CHOICE CITY HOMES, LLC, the within named bargainor, a limited liability company, and that he as such chief manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as chief manager.

Witness my hand at office this 15 day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 4/19/21

TIMOTHY D. FERGUSON NOTARY PUPUC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

AFFIANT

Subscribed to and sworn before me, this the 15 day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 4/19/21

TIMOTHY D. FERGUSON NOTARY PUPUC AT LARGE SUMNER COUNTY, TENN

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