WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/4/20
(AFFIX SEAL)

MEREDITH BAUERLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-04-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John M. Dickey		072 10 0 277.00
(NAME)	(NAME)	
2223 Scott Avenue	Same as	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	New owner	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ernest Luecke, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John M. Dickey, unmarried man**, 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, Tennessee, being the South 54 feet of Lot Nos. 31 and 32, of the Plan of Montgomery Heights, of record in Book 332, page 47, and being more particularly described according to a survey by John Kohl and Company, P.C., dated October 15, 1999 as follows:

Beginning at a point on the Easterly line of Scott Avenue, 165 feet South of its intersection with the Southerly line of Highland Avenue; thence East and parallel with Highland Avenue, 107 feet to the Easterly line of said Lot No. 32; thence South along the said Easterly line of said Lot No. 32, 54 feet to an alley; thence West along the Northerly lines of said alley, 107 feet to the Easterly line of Scott Avenue; thence North along the Easterly line of said Scott Avenue, 54 feet to the point of beginning.

Being the same property conveyed to Barbara E. Davis, unmarried by Warranty Deed from B. B. Doubleday, Jr. dated November 09, 1999 and recorded November 16, 1999 in Book 11744, Page 530, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ernest Luecke by Warranty Deed from Barbara E. Davis, unmarried dated September 13, 2019 and recorded September 16, 2019 as Instrument No. 20190916-0093550, in said Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Karen Johnson Davidson County
Batch# 342954 DEEDWARR
01/14/2020 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20200114-0005013

File Number: GRN-1913329SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2223 Scott Avenue, Nashville, TN 37216

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.

Witness our hands this 13th day of January, 2020

Ernest Luecke

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ernest Luecke, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of January, 2020.

Notary Public

My Commission Expires:

(SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

File Number: GRN-1913329SSO

True Copy Certification

I, Meredith Bauerle, 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 Maury

Personally appeared before me, Shannon C. Sylvester, a notary public for this county and state, Meredith Bauerle, 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: 5/23/2022

