WARRANTY DEED

Karen Johnson Davidson County
Batch# 344588 DEEDWARR
01/16/2020 02:29:31 PM 3 pgs
Fees: $18.00 Taxes: $7,643.83

20200116-0005997

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,065,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas P. Mayer Jr.	SAME	117-05-0-019.00
(NAME)	(NAME)	RETURN TO: PREMIER ESCROW, LLC
2334 Golf Club Lane		4301 HILLSBORO PIKE, STE 300
(ADDRESS)	(ADDRESS)	NASHVILLE, TN 37215
Nashville, TN 37215		BOX 10-A
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Matthew Kisber and Paige Kisber, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Nicholas P. Mayer Jr., hereinafter called the GRANTEE(S), his/her/their 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. 15 and the southwest triangular part of Lot No. 14 of Block 5, on the Map of Stokes Tract, of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee and described as follows;

Beginning at the northeast intersection of Golf Club Road and Maplewood Avenue; thence with the easterly margin of Maplewood Avenue northwardly 200.4 feet to the corner of Lot No. 15 and 16; thence with the line between said lots eastwardly 140 feet to the common corner of said lots and Lot No. 14; thence southwardly 200 feet more or less to the north margin of Golf Club Road, which point is 13 feet east of the corner of Lot No.14 and 15; thence along the north margin of Golf Club Road westwardly 140 feet to the point of beginning.

SEE EXHIBIT A ATTACHED

Being the same property conveyed to Matthew Kisber and wife, Paige Kisber by Warranty Deed from Margaret Marriott, dated 06/19/2008, of record in Instrument 200806240065078, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2334 Golf Club Lane, Nashville, TN 37215
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 13th day of January, 2020.

Matthew Kisber

Paige Kisber

State of Tennessee
County of Sumner

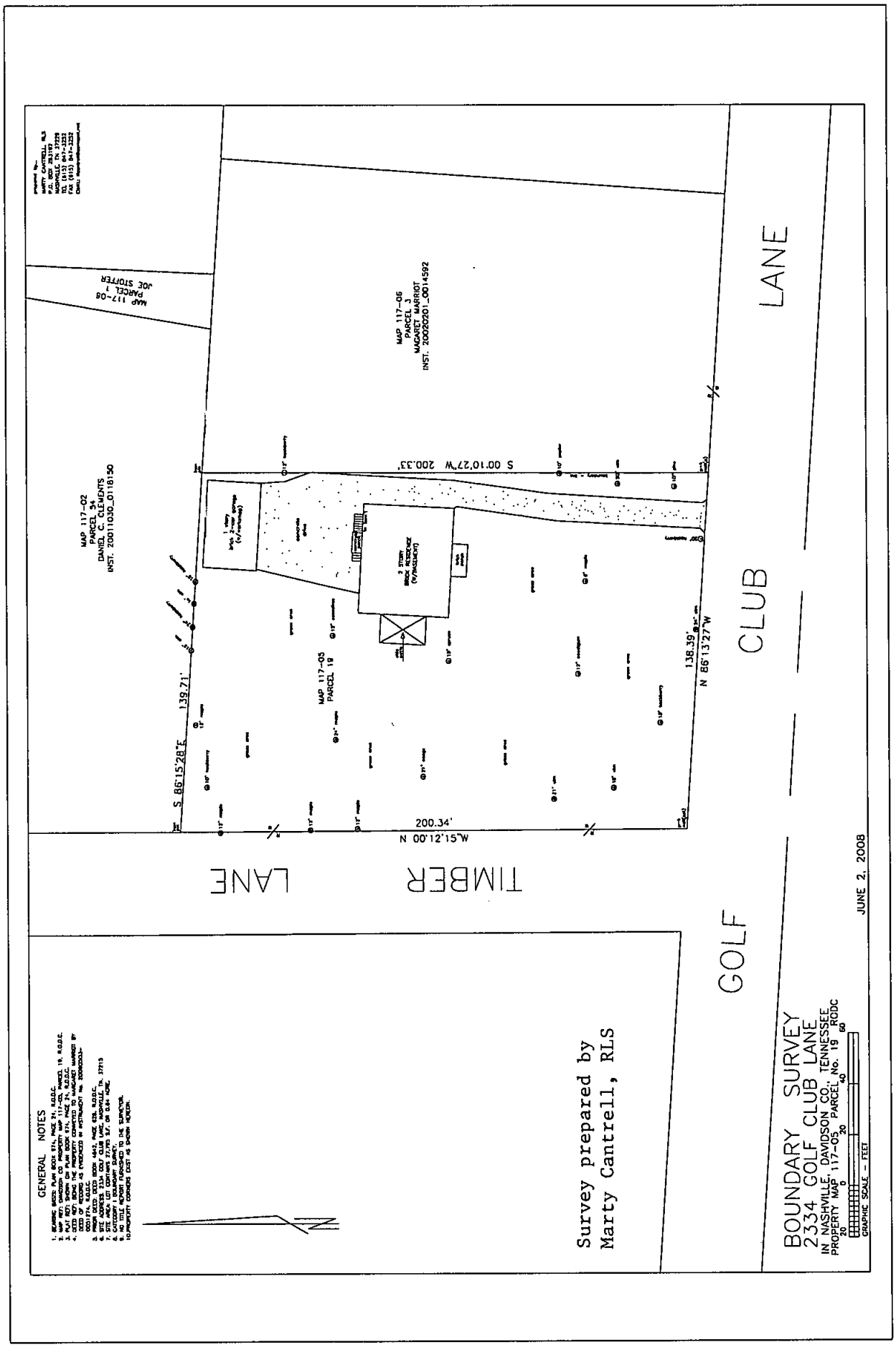
Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Matthew Kisber and Paige Kisber, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Notary Public:
My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

EXHIBIT "A"


BOUNDARY SURVEY
2334 GOLF CLUB LANE
IN NASHVILLE, DAVIDSON CO., TENNESSEE
PROPERTY MAP 117-05 PARCEL No. 19 RODC
GRAPHIC SCALE - FEET
JUNE 2, 2008
Survey prepared by
Marty Cantrell, RLS
GOLF CLUB LANE
TIMBER LANE
MAP 117-02 PARCEL 54 DANIEL & CLE AGENTS INST. 20011030_0118150
MAP 117-08 PARCEL 1 JOE STOFFER
MAP 117-05 PARCEL 3 MAGARET MARRIOT INST. 20020201_0014592
MAP 117-05 PARCEL 19
2 STORY BRICK RESIDENCE (W/GARAGE)
S 00°10'27"W 200.33'
S 86°15'28"E 139.71'
N 86°13'27"W 138.39'
N 00°12'15"W 200.34'
GENERAL NOTES