**NEW OWNER:**
MARDON CONSTRUCTION, INC.
4812 JEFFERY DRIVE
NASHVILLE, TN 37211

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

**FILE NO: 20-0099**

**Map & Parcel**
**134130095.00**

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch# 361068 **DEEDWARR**
02/21/2020 10:38:28 AM 3 pgs
Fees: $18.00 Taxes: $732.60
20200221-0019393

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Eight Thousand and 00/100 Dollars ($198,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JANICE A. PLAUTZ, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MARDON CONSTRUCTION, INC., a North Carolina limited liability company,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 181 on the Plan of Kenilworth Estates, Section 4, as shown on the plat of the same of record in Plat Book 3300, Pages 34, 35 and 36, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 181 fronts 68.3 feet on the easterly side of Jeffery Drive and extends back 167 feet on the northerly line and 173.6 feet on the southerly line to a dead line, measuring 55 feet thereon.

Being the same property conveyed to JANICE A. PLAUTZ, unmarried by Warranty Deed from Michael W. Owen, dated July 8, 2003, and of record in Instrument No. 20030716-0099196, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **4812 JEFFERY DRIVE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3300, Page 34-36, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 14th day of February, 2020.

Janice A Plautz

JANICE A. PLAUTZ

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JANICE A. PLAUTZ** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of February, 2020.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$198,000.00.**

Janel Johnson
AFFIANT

Sworn to and subscribed to before me this 14th day of February, 2020.

Debbie A. Serbin
NOTARY PUBLIC

My commission expires: 1-13-2021

DEBBIE A. SERBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY