Karen Johnson Davidson County
Batch# 366790 DEEDWARR
03/04/2020 01:50:25 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20200304-0024221

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of March, 2020.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2020-49

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tyler and Paige Ward	New Owner	
600 45th Avenue North, Unit A		091-12-0-351.00
Nashville, TN, 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nash Properties, LLC, a Tennessee limited liability company

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tyler Ward and Paige Ward, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49, Block 54 on the Plan of Plan of West Nashville Plan No. 1 of record in Plat Book 57, Page (s) 74 and 75, 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 Nash Properties, LLC, a Tennessee limited liability company by Warranty deed from Alan D. Oakley of record in Instrument No. 20181206-0119140 Register's Office for Davidson County, Tennessee, dated November 26, 2018 and recorded on December 06, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **600 45th Avenue North, Unit A, Nashville, TN 37209.**

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 2nd day of March, 2020.

Nash Properties, LLC

Kristina Nash, member
By: Kristina Nash, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kristina Nash, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Member of Nash Properties, LLC, a Tennessee limited liability company, and that she is authorized by Nash Properties, LLC to execute this instrument on its behalf..

Witness my hand and seal at Hendersonville, Tennessee this 2nd of March, 2020.

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

