Karen Johnson Davidson County
Batch# 367335 **DEEDWARR**
03/04/2020 04:20:05 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20200304-0024421

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$585,000.00** (Five Hundred Eighty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 28th day of February, 2020.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

**THIS INSTRUMENT PREPARED BY**
**AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Reinhold Holtkamp, Jr. and Monique Holtkamp<br>1503 Lischey Avenue<br>Nashville, TN 37207 | QUICKEN LOANS, INC.<br>1050 Woodard Avenue<br>Detroit, MI 48226-1906 | 07112001800 |

## 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, I/WE, **MICHAEL JON FLUCK, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **REINHOLD HOLTKAMP, JR. AND MONIQUE HOLTKAMP, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

**BEING part of Lot No. 5 on the Plan of the Old William White Lands as of record in Plan Book 1, page 115, Chancery Court at Nashville, described as follows:**

**BEGINNING on the easterly margin of Lischey Avenue at a point 1,644 feet, more or less, north of the southwest corner of original Lot No. 7 on the abovementioned Plan, being the northerly margin of a private street or right of way 50 feet wide, conveyed by Thomas S. Joy to Joy Floral Company by deed recorded in Book 365, page 21, Register's Office for said County; thence with the easterly margin of Lischey Avenue, northerly 144.0 feet to H.M. Joy's southwest corner; thence with his south line, easterly 154.0 feet, more or less, to a private alley; thence with the westerly margin of said alley, southerly 144.0 feet to the northerly margin of said private street; thence with the northerly margin of said street, westerly 154.00 feet, more or less, to the beginning, including but excluding from the above boundaries a graveyard out of the northeast corner of said lot, with the right of ingress and egress thereto.**

**Being the same property conveyed to Michael Jon Fluck, unmarried, by deed from Peter J. Richards, unmarried, of record in Instrument No. 20030710-0095816, dated June 30, 2003 and recorded July 10, 2003, Register's Office for Davidson County, Tennessee.**

**Being also known as 1503 Lischey Avenue, Nashville, Tennessee 37207.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**1503 LISCHEY AVENUE**<br>**NASHVILLE, TN 37207** |
|---|---|---|

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), their heirs and 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2020025501

**WITNESS,** this 28th day of February, 2020

**Michael Jon Fluck**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 28th day of February, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael Jon Fluck** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of February, 2020.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____