WARRANTY DEED

Karen Johnson Davidson County
Batch# 378775 DEEDWARR
03/27/2020 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20200327-0033481

G-BHHS-20-1405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Flowers and Ann Flowers	New Owner	
(NAME)	(NAME)	
1405 Franklin Avenue		**083-05-0-350.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 consideration, the receipt of which is hereby acknowledged, **JAMES R. SIGLER AND LAUREL SIGLER, HUSBAND AND WIFE AND KELLY SIGLER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA FLOWERS AND ANN FLOWERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 41.3 feet Front and 10.5 feet Rear of Lot No. 45 on the Plan of Subdivision of Part of The Weakley Home Place of record in Plat Book 421, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 45 Fronts 41.3 Feet on the Northerly margin of Franklin a Venue and Extends back 150 feet, more or less, on the Easterly Lot line and 154.1 feet on the Westerly Lot Line, to a rear line measuring 10.5 feet thereon

Being the same property conveyed to James R. Sigler and Laurel Sigler, husband and wife, and Kelly Sigler, a single woman, as tenants in common with right of survivorship by Quitclaim deed from James R. Sigler and Laurel Sigler, husband and wife of record in Instrument No. 20191226-0133359 Register's Office for Davidson County, Tennessee, dated December 25, 2019 and recorded on December 26, 2019.

Being the same property conveyed to James R. Sigler and Laurel Sigler, husband and wife by Warranty deed from K and D Werks, LLC, a Tennessee limited liability company of record in Instrument No. 20160315-0024566 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 15, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 36, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1405 Franklin Avenue, Nashville, Tennessee 37206**.

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. 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.

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

Witness my/our hand(s) this the 23rd DAY OF MARCH, 2020.

James R. Sigler by
Attorney in Fact

James R. Sigler by Margaret Means,
Attorney in Fact

Laurel Sigler by
Attorney in Fact

Laurel Sigler by Margaret Means,
Attorney in Fact

Kelly Sigler by
Attorney in Fact.

Kelly Sigler by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES R. SIGLER AND LAUREL SIGLER AND KELLY SIGLER, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES R. SIGLER AND LAUREL SIGLER AND KELLY SIGLER.

Witness my hand and official seal, this the 23rd of March, 2020.

Dawn Martin
Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner