WARRANTY DEED

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Y-ZR-16-00802-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/17
(AFFIX SEAL)

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)
Patrick B. Ward		
(NAME)	(NAME)	**043-05-0-108.00**
802 Bixler Avenue	Patrick Ward	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-2817	802 Bixler Ave. Madison TN 37115-2817.	
(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, **JOSEPH A. VIDO, II, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK B. WARD,** 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 southerly one half of Lot No. 8 of Block "A" on the Plan of Cedarcrest Estates of record in Plat Book 974, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description and being further described as follows: said part of Lot No. 8 fronts 50.5 feet on the easterly side of Bixler Avenue and extends back 191.5 feet between parallel lines to a dead line in the rear measuring 50.5 feet thereon.

Being the same property conveyed to Joseph A. Vido, II, an unmarried person by Warranty deed from Patrick Mockmore and wife, Rebecca Mockmore of record in Instrument No. 20120416-0032300 Register's Office for Davidson County, Tennessee, dated April 13, 2012 and recorded on April 16, 2012.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 15, 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: **802 Bixler Avenue, Madison, Tennessee 37115-2817**.

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.

BILL GARRETT, Davidson County
Trans:T20160065421 DEEDWARR
Recvd: 07/29/16 13:36 2 pgs
Fees:13.00 Taxes:617.90
20160729-0078440

Witness my/our hand(s) this the ____ DAY OF JULY, 2016.

Joseph A. Vido, II

Shelby J. Vido

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH A. VIDO, II AND SHELBY J. VIDO, the within named bargainor, 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, this the 27th of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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