BILL GARRETT, Davidson County
Trans:T20170078298 DEEDWARR
Recvd: 09/07/17 09:53 2 pgs
Fees:13.00 Taxes:1221.00

20170907-0091919

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF September, 2017.

Notary Public

My Commission Expires: 07/06/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/2020

DELUCA-H17308

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James DeLuca and Keflin DeLuca, husband and wife	NEW OWNER'S	171-03-0B-184.00-CO
641 Old Hickory Blvd. # 421		
Brentwood, TN 37027		

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, I/we, BETH ANN CAHALL AND KENNETH RICHARD CAHALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES DELUCA AND KEFLIN DELUCA, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs 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 Unit No. 124-A on the Plan of Phase One, Section Four, Townhomes of Fredericksburg, of record in Plat Book 9700, page 648 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Beth Ann Cahall by Deed of record in Inst # 201401300008442 recorded 1/30/2014, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 641 Old Hickory Blvd. # 421, Brentwood, Tennessee 37027 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 9700, PAGE 648, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VEES-17-641

Witness my/our hand(s) this 1st day of September, 2017 :

Beth Ann Cahall

Kenneth Richard Cahall

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named BETH ANN CAHALL AND KENNETH RICHARD CAHALL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 1st day of September, 2017.

Notary Public

My Commission Expires: 07/21/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN