Bill Garrett Davidson County
Batch# 18904 DEEDWARR
10/27/2017 10:12:51 AM 2 pgs
Fees: $13.00 Taxes: $1,076.33
20171027-0110315

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KU-17-3824

17-0499

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

ATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,900.00.

Affiant

Subscribed and sworn to before me this 24th day of October, 2017.

Notary Public

My Commission Expires: 7/6/20

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph Scott Deguira	new owner	
3824 Williamette Drive		141-06-0C-010.00-CO
Nashville, TN 37211		

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

Benjamin Bradford and spouse, Olivia Bradford,

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

Joseph S. Deguira, unmarried,

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

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Riverbridge Community Phase 1A of record at Instrument No. 20030213-0019997, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Bradford and spouse, Olivia Bradford by Warranty Deed dated May 12, 2014 from Joshua R. Mitchell and Meagan L. Mitchell, husband and wife, recorded May 19, 2014 at Instrument No. 20140519-0042686, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **3824 Williamette Drive, Nashville, TN 37211.**

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, his heirs and assigns, forever; and we 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 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, his 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 24 day of October, 2017.

Bryan Bradford
Benjamin Bradford

Olivia Bradford
Olivia Bradford

STATE OF Alabama

COUNTY OF Colbert

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Benjamin Bradford and spouse, Olivia Bradford, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

24 Witness my hand and official seal at Muscle Shoals, AL, this 24 day of October, 2017.

Cindy Malone
Notary Public

My Commission Expires: 1/12/20

CINDY MALONE NOTARY PUBLIC STATE OF ALABAMA