WARRANTY DEED

Bill Garrett Davidson County
Batch# 36794 DEEDWARR
12/13/2017 01:58:36 PM 2 pgs
Fees: $13.00 Taxes: $454.81

20171213-0127199

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

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,921.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Teade E. Tagaloa	new owner	142150a00700co
(NAME)	(NAME)	
110 Bellevue Rd., Unit 7		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew C. Waldron, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Teade E. Tagaloa, unmarried,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 7 on the Plan of First Revision Bellevue Manor Condominiums, of record in Plat Book 5200, Page 231, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bellevue Manor Condominiums, a horizontal property regime established by Master Deed of record in Book 5520, Page 203, said Register's Office.

Being the same property conveyed to Matthew C. Waldron, an unmarried man, by Warranty Deed from Timothy L. Armstrong and wife, Emilie M. Acklen Armstrong and Andrew M. Acklen, of record in Instrument No. 20070306-0027731, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 110 Bellevue Rd., Unit 7, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BELAW17 1107

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hands this 12th day of December, 2017.

Matthew C. Waldron

State of Tennessee
County of Williamson

Personally appeared before me Matthew C. Waldron, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of December, 2017.

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
HERFORD COUNTY
Expires 12-20-2020

Notary Public _____
My Commission Expires: _____

File No.: 12636