Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
207 N Main St
Dickson, TN 37055
17-0555D

Bill Garrett Davidson County
Batch# 49445 **DEEDWARR**
01/22/2018 08:56:17 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20180122-0006114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of January, 2018

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jonathan L. Bardelline 1034 C W Greenwood Avenue Nashville, TN 37206	New Owner	083-01-0-077.00

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, I/WE,

Donna Mule, married,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan L. Bardelline and Lauren K. Bardelline, husband and wife,

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 the Easterly 36 feet of Lot No. 10 on the Plan of Jones and Bradford's Subdivision of record in Plat Book 161, Page 142, 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. 10 fronts 36 feet on the Southerly side of West Greenwood Avenue, formerly Edgar Street, and runs back between parallel lines 154.5 feet to an alley.

Being a portion of the same property conveyed to Donna Mule by Warranty deed from Paula Renee Evans, also known as Paula Evans of record in Instrument No. 20150617-0057911 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 17, 2015.

The subject property is not the principal residence of the Grantor, her spouse, or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1034 C W Greenwood Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of January, 2018.

Donna Mule

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donna Mule, married,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of January, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

