WARRANTY DEED

Bill Garrett Davidson County
Batch# 80253 DEEDWARR
04/12/2018 02:17:15 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20180412-0034549

J-RTE-18-1300-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Kathleen Inman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Joshua Inman and Kathleen Inman	**Franklin American Mortgage Company**	
(NAME)	(NAME)	
1300 McChesney Ave.	**6100 TOWER CIRCLE**	**072-03-0-153.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Franklin, TN 37067**	
(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, **RYAN BERNAL AND JENNA BERNAL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA INMAN AND KATHLEEN INMAN, HUSBAND AND WIFE,** 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:

The Westerly 64.8 feet of Lot 193, INGLEWOOD PLACE, as shown on plat of record in Book 332, Page 101, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said part of said Lot No. 193 fronts 64.8 feet on the Southerly line of McChesney Avenue, and extends back between parallel lines with the Easterly margin of Oxford Street 205 feet to a dead and measured 64.8 feet on said dead line.

Being the same property conveyed to Ryan Bernal and Jenna Bernal, Husband and Wife, by Warranty Deed from Brookfield Relocation Inc., of record in Instrument No. 20141209-0112621, in the Register's Office of Davidson County, Tennessee, dated November 18, 2014 and recorded on December 09, 2014.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1300 McChesney Ave., Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 10 DAY OF APRIL, 2018.

Ryan Bernal by John Gleaves as Attorney-in-Fact

Jenna Bernal by John Gleaves as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RYAN BERNAL AND JENNA BERNAL, and who acknowledged he/she/they executed the same as the free act and deed of the said RYAN BERNAL AND JENNA BERNAL.

Witness my hand and official seal, this the 10th of April, 2018.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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