Bill Garrett Davidson County
Batch# 90733 DEEDWARR
05/10/2018 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $592.37
20180510-0044857

WARRANTY DEED

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 5-2021

(AFFIX SEAL)

JESSICA SPARNELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matteo Garcia	New Owner	073-07-0-190.00
(NAME)	(NAME)	
2413 Robbie Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Monica D. John, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matteo Garcia,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 24A of the Zone Lot Division of Lots 22 through 26, 38 and 39 (Section 4) and 41, 42 and 43 (Section 3) of Cabin Hill Subdivision, of record in Book 6250, page 523, amending Book 5200, page 795, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. The said Cabin Hill Subdivision is now known as Two Rivers Place as shown in Book 9412, page 317, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Monica D. John, an unmarried woman, by Warranty Deed from April N. Guider, married, and husband, Albert T. Wilson, dated December 22, 2004, of record in Instrument No. 20041228-0153124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Book 6250, page 523, amending Book 5200, page 795; Notice of lien and notice of applicability of Declaration of Covenants, Conditions and Restrictions for Two Rivers Place (platted and formerly known as Cabin Hill Subdivision) of record in Book 9412, page 317; Deed of conveyance to Metro Nashville and Davidson County Department of Water and Sewerage of record in Book 6209, page 475; Book 6846, page 616 and Book 6407, page 273; Charter of Two Rivers Place Owners Association of record in Book 6560, page 154; Restrictions and By-Laws of record in Book 6430, page 508; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2413 Robbie Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 7th day of May, 2018.

Monica D. John

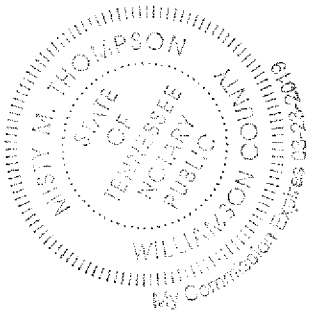
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Monica D. John, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of May, 2018.

Notary Public
My Commission Expires: _____

File No.: 27467



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

