NEW OWNER:

JACOB PAUL
225 CADEY COVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:

new owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0597

Map & Parcel 098130A07900

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 97220 DEEDWARR
05/25/2018 03:34:29 PM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20180525-0050559

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars ($274,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATRICK T. MCBRIDE, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JACOB PAUL, a single man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 79 on the Plan of Phase One, Section Six, New Hope Point, a Planned Unit Development, as shown on the plat of the same of record in Plat Book 9700, Page 859, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to PATRICK T. MCBRIDE, unmarried by Warranty Deed from Patrick T. Lawson and wife, Sarah H. Lawson, dated March 20, 2009, and of record in Instrument No. 20090326-0027239, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

Grantor is married but spouse never lived in the property.

THIS IS IMPROVED PROPERTY which has the address of **225 CADEY COVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 859, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 22nd day of May, 2018.

PATRICK T. MCBRIDE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PATRICK T. MCBRIDE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of May, 2018.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$274,900.00** .

AFFIANT

Sworn to and subscribed to before me this 22nd day of May, 2018.

NOTARY PUBLIC

My commission expires: 07/06/20

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-RA-18-225