Bill Garrett Davidson County
Batch# 100013 **DEEDWARR**
06/04/2018 03:39:32 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20180604-0053276

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$415,000.00.**

Kelly Ray
Affiant

Subscribed and sworn to before me this 1st day of JUNE, 2018

Carmen Coats
Notary Public
My Commission expires:

(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William Matthew Alexander Cain	CARDINAL FINANCIAL COMPANY	071-16-0-295.00
728 Douglas Avenue	3701 ARCO CORPORATE DR, STE 200	
Nashville, TN 37207	CHARLOTTE, NC 28273	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Alisa L. Jorstad and Ryan E. Jorstad II, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William Matthew Alexander Cain, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) "A", as shown on the map entitled Resubdivision of Lots Nos. 393 to 397 Inclusive, Oakwood Park Subdivision, of record in Book 1130, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description .

Said Lot "A" fronts 55 feet on the southerly side of Mile End Avenue, and runs back 153.5 feet on the easterly line and 152.5 feet on the westerly line with the easterly margin of North Ninth Street to a dead line, measuring 55 feet thereon.

Being the same property conveyed to Alisa L. Jorstad and Ryan E. Jorstad, II, wife and husband, by deed from Timothy Sears and wife, Molly Sears, on September 14, 2015, of record in Instrument Number 20150918-0094903, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 1130, page 9, Register's Office Davidson County, Tennessee.

This is improved property known as: **728 Douglas Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 1, 2018.

Alisa L. Jorstad

Ryan E. Jorstad II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alisa L. Jorstad and Ryan E. Jorstad II** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 1, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY