WARRANTY DEED

Bill Garrett Davidson County
Batch# 104097 DEEDWARR
06/13/2018 11:04:28 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20180613-0056736

W-BR-18-216

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

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)
Diane Marie Kolopanas	**Vibrant Credit Union**	
(NAME)	(NAME)	
216 Baskin Drive	**1900 52nd Ave**	**129-02-0-037.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-3902	**Moline, IL 61265**	
(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, **MICHAEL L. BRIDGE, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIANE MARIE KOLOPANAS, A MARRIED PERSON,** 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:

Land in Davidson County, Tennessee, being Lot No. 946 on the Plan of West Meade Farms, Inc, Section XII of record in Plat Book 2331, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael L. Bridge, a married person by Warranty Deed from Edward Todd Nathan of record in Instrument No. 20120801-0067937 Register's Office for Davidson County, Tennessee, dated July 31, 2012 and recorded on August 01, 2012.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2331, Page 111, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2536, Page 115, in the Register's Office for Davidson County, Tennessee.
- Subject to the rules and regulations of the waterworks department of the City of Nashville, Tennessee for a water tap as contained in Deed of record in Book 2539, Page 15, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **216 Baskin Drive, Nashville, Tennessee 37205-3902**.

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 8th DAY OF JUNE, 2018.

Michael L. Bridge by Alex Thomas Bridge, Attorney in Fact
Michael L. Bridge by Alex Thomas Bridge,
Attorney in Fact

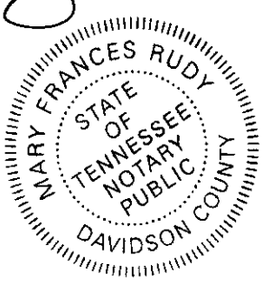
Betty M. Bridge by Alex Thomas Bridge, Attorney in Fact
Betty M. Bridge, by Alex Thomas Bridge, Attorney in Fact, spouse of Michael L. Bridge, hereby joins in this conveyance and does transfer and convey any and all marital interest Betty M. Bridge may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEX THOMAS BRIDGE, 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 MICHAEL L. BRIDGE AND BETTY M. BRIDGE, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL L. BRIDGE AND BETTY M. BRIDGE.

Witness my hand and official seal, this the 8th of June, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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