Bill Garrett Davidson County Batch# 123349 DEEDWARR 08/01/2018 11:06:23 AM 2 pgs Fees: $13.00 Taxes: $1,054.50 20180801-0075072	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 285,000.00 Affiant Subscribed and sworn to before me, this 29th day of June, 2018. Notary Public My commission expires:

PAMELA B. MATHENEY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Pamela B. Matheney
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Krista R. Hrudicka	**Krista R. Hrudicka**	**05312027400**
600 11th Avenue North, Apt. 526	**600 11th Avenue North, Apt. 526**	
Nashville, TN 37203	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John W. Golden and Madeline Marie Golden, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Krista R. Hrudicka

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Davidson County, Tennessee, being Lot No. 2 on the Final Plat, Resubdivision of Lots 1 & 2 Bradley Pointe, of record as Instrument No. 20150416-0033660, Register's Office for Davidson County Tennessee.

Being a portion of the same property conveyed to John W. Golden and Madeline Marie Golden, husband and wife from TN Lakefront Properties, LLC by Quitclaim Deed dated 5/23/16 and recorded in Instrument No. 20160531-0054586, and Corrected by Deed of Correction of record in Instrument No. 20170802-0078764, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (____) unimproved (__X__) property known as 804 Cerrito Landing, Nashville, TN 37138.

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 in 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/our hand(s) this 29th day of June, 2018.

John W. Golden

Madeline Marie Golden

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **John W. Golden and Madeline Marie Golden,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2018.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

Notary Public

My Commission Expires:_____