WARRANTY DEED

Bill Garrett Davidson County
Batch# 123569 DEEDWARR
08/01/2018 03:31:31 PM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20180801-0075414

O-VRES-18-6222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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

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)
Howard Ulyate	new owner	
(NAME)	(NAME)	**181-00-0-116.00**
11185 Hayden		
(ADDRESS)	(ADDRESS)	
Tustin, CA 92782		
(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, **JACQUELINE MATHIEU, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOWARD ULYATE, MARRIED,** 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, described as follows:

Beginning at a point in the easterly margin of Pettus Road, said point being northwest comer of the property conveyed to Luther K. Buchanan, et ux, by deed from John S. Gooch, of record in Book 3223, page 590, Register's Office for Davidson County, Tennessee; thence South 86 deg. 10min. East 150 feet, South 87 deg. 42 min. East 150 feet; South 88 deg. 22 min. East 199 feet; South 89 deg. 30 min. East 141 feet to a post; South 24 deg. 00 min, East 5,5 feet to a post; South 10 deg. 45 min. West 58 feet to a 16-inch oak, South 0 deg. 40min. West 43 feet to a post, South 12 deg. 00 min. East 35 feet to 3 inch beech, South 4 deg. 40min. West 31 feet to an 18-inch maple, South 10 deg. 40 min, West 68 feet to a stake, thence North 82 deg. 28 min. West 670 feet to a stake in the easterly margin of Pettus Road, thence along the easterly margin of Pettus Road, North 13 deg. 55 min. East 175 feet to the point of beginning, according to a survey by John Kohl dated November 5, 1984.

Being the same property conveyed to Howard S. Mathieu and wife, Jacqueline Mathieu by Warranty deed from Steven A. Failor, an unmarried man of record in Instrument No. 20131009-0105933 Register's Office for Davidson County, Tennessee, dated October 8, 2013 and recorded on October 9, 2013. (Value of consideration shown in aforementioned deed $220,000.00.) Being also known as 6222 Pettus Rd. Antioch, Tennessee 37013.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6222 Pettus Rd., Antioch, Tennessee 37013**.

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 25th DAY OF JULY, 2018.

Jacqueline Mathieu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELINE MATHIEU, the within named bargainor, 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, this the 25th of July, 2018.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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