Karen Y Johnson Davidson County
Batch# 148095 DEEDWARR
10/02/2018 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,354.20
20181002-0097889

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: May 9, 2021
(AFFIX SEAL)

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Laura K. Sublett	New owner	103-04-0-251.00
(NAME)	(NAME)	
4501 Colorado Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **WILLIAM S. CARDIN AND DANA B. CARDIN, husband and wife,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **LAURA K. SUBLETT, a single woman,** 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:

Being the northeasterly part of Block 28 on the Map of a part of Sylvan Park, of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl & Company, P.C., dated August 15, 1985, as follows:

Beginning at a point where the Southerly margin of Colorado Avenue, formerly Ninth or Hugomont Avenue, intersects with the Westerly margin of 45th Avenue North, formerly 4th Street; thence with the said Southerly margin, Westwardly 50 feet to the Northeasterly corner of Lot No. 4 on the Map of Johnson Bransford's Subdivision of the Northwest part of Block 28, Sylvan Park, of record in Book 421, Page 136, said Register's Office; thence leaving the southerly margin of Colorado Avenue, with the Easterly line of said Lot No. 4, Southwardly 160 feet to the Northerly margin of an alley; thence with the Northerly margin of said alley, Eastwardly 50 feet to the Westerly margin of 45th Avenue North; thence with said Westerly margin, Northwardly 160 feet to the Point of Beginning.

Being the same property conveyed to William S. Cardin and Dana B. Cardin, husband and wife, by Warranty Deed dated 11/26/2014 from Hal E. Wilson III, and Casey A. Correll of record in Instrument 201412010110048, Register's Office for Davidson County, Tennessee.

This is unimproved • improved property know as: 4501 Colorado Avenue, Nashville, TN 37209
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 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 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 the 26th day of September, 2018.

William S. Cardin

Dana B Cardin by William Cardin, Atty-in-Fact
Dana B. Cardin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William S. Carbin ~~and Dana B. Carbin~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2018.

Notary Public

My Commission Expires: 1/6/2020

(SEAL)

State of Tennessee County of Williamson

Before me, the undersigned authority, a Notary Public, within and for the State and County, appeared, William S. Cardin, with whom I am personally accquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Dana B. Cardin, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name,Dana B. Cardin, by the said William S. Cardin as Attorney-in-Fact.
Witness my hand and official seal at office on this 26th day of September, 2018

My Commission Expires: 1/6/2020 Notary Public

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee,
County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)