Karen Y Johnson Davidson County
Batch# 149298 DEEDWARR
10/04/2018 03:50:54 PM 2 pgs
Fees: $13.00 Taxes: $961.63

20181004-0098840

WARRANTY DEED

STATE OF ~~TENNESSEE~~ New Jersey EAD
COUNTY OF ~~DAVIDSON~~ Ocean EAD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Michael J Bilyk
Affiant

Subscribed and sworn to before me, this 1ST DAY OF OCTOBER, 2018.

Elizabeth A. Domboski-Baran
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH A. DOMBOSKI-BARAN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES NOV. 14, 2022

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa McNabb, an unmarried woman	NEW OWNER (NAME)	
926 Drummond Drive (ADDRESS)	(ADDRESS)	119-16-0-076.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael Bilyk, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Melissa McNabb, an unmarried woman, hereinafter called the Grantees, their heirs 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. 152 AND THE CONTIGUOUS TRACT IMMEDIATELY TO THE REAR THEREOF ON THE PLAN OF SECTION TWO, BATTLEWOOD, OF RECORD IN PLAT BOOK 1835, PAGES 95 AND 96, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 152 AND THE CONTIGUOUS TRACT IMMEDIATELY TO THE REAR THEREOF BEGIN AT A POINT ON THE EASTERLY MARGIN OF DRUMMOND DRIVE AT THE COMMON CORNER OF LOT NOS. 151 AND 152; THENCE WITH THE LINE BETWEEN SAID LOTS EASTERLY, PASSING THE TOP OF THE BANK OF MILL CREEK AT 305.67 FEET, A TOTAL DISTANCE OF 348.67 FEET, MORE OR LESS, TO THE CENTER LINE OF MILL CREEK; THENCE WITH THE CENTER LINE OF SAID CREEK NORTH, 78.5 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE N.C. & ST. L. RAILROAD RIGHT OF WAY; THENCE WITH THE LINE OF SAID RIGHT OF WAY, NORTHWESTERLY 96.5 FEET TO A POINT, THE COMMON CORNER OF LOT NOS. 152 AND 153; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY, 291.9 FEET TO THE EASTERLY MARGIN OF DRUMMOND DRIVE; THENCE WITH THE MARGIN OF SAID DRIVE SOUTH 112 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL BILYK, AN UNMARRIED MAN, BY WARRANTY DEED FROM CHARLES O. TUCKER AND BETTY J. TUCKER, TRUSTEES OF "THE CHARLES O. TUCKER AND/OR BETTY J. TUCKER REVOCABLE LIVING TRUST," OF RECORD IN INSTRUMENT NO. 20151119-0117489, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 926 Drummond Drive, Nashville, TN 37211
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 1st day of October, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-CDS-18-926

WARRANTY DEED
(Continued)

Michael Bilyk

STATE OF New Jersey

COUNTY OF Ocean

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Bilyk, an unmarried man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2018.

Notary Public

My Commission Expires: ELIZABETH A. DOMBOSKI-BARAN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES NOV. 14, 2022

(SEAL)

NOTARY PUBLIC ELIZABETH A. DOMBOSKI-BARAN NEW JERSEY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072