(2)

WARRANTY DEED

File #18476

Karen Y Johnson Davidson County
Batch# 153756 DEEDWARR
10/24/2018 11:38:19 AM 2 pgs
Fees: $13.00 Taxes: $602.18

20181024-0105395

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires
4-16-22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-16-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Rolley	NEW OWNER	-147-16-0-147.00
(NAME)	(NAME)	
4909 Pearson Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Kevin M. Eldridge, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Rolley, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 221 on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, Page(s) 145 and 146, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 221 front 76 feet on the westerly side of Pearson Place and runs back between lines, 198 feet on the northerly line and 196.5 feet on the southerly line to a dead line in the rear measuring 78 feet thereon.

Being the same property conveyed to Kevin M. Eldridge by Warranty Deed from Margaret H. Kelley, By Kathy Kelley Verrijcke, Attorney-in-fact, of record in Instrument No. 20070525-0062399, Register's Office for Davidson County, Tennessee, dated April 23, 2007 and recorded on May 25, 2007. Asha Eldridge, spouse of Kevin M. Eldridge joins in this conveyance to convey any interest that she may have in the above referenced property marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4909 Pearson Place, 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 hand this 22nd day of October, 2018.

Kevin M. Eldridge by: ____, attorney in fact

Kevin M. Eldridge by Daniel Heard, his attorney in fact

Asha Eldridge by: ____, attorney in fact

Asha Eldridge by Daniel Heard, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel Heard**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Kevin M. Eldridge and Asha Eldridge** for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for **Kevin M. Eldridge and Asha Eldridge**, and is authorized by **Kevin M. Eldridge and Asha Eldridge** to execute this instrument on their behalf.

Witness my hand, at office, this 22nd day of October, 2018.

My commission expires: 12-19-20 Joyce Jordan
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027