# WARRANTY DEED

EMILY JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Jamie Lloyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2018.

Emily Jones
Notary Public

MY COMMISSION EXPIRES: 5/31/22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mark Philip Michel and Brooke Michel | New Owner | 00900007600 |
| (NAME) | (NAME) | |
| 7632 Ridgewood Road | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten 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, **Billy R. Carrigan and wife, Ida B. Carrigan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Philip Michel and Brooke Michel, husband and wife as Joint Tenants,** 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 Davidson County, Tennessee and described according to a survey made by John Kohl and Company, P.C., Tennessee, No. 100, dated July 8, 1991, as follows:

Beginning in the center of Ridgewood Road (formerly Cotton Patch Road), being the southeasterly corner of described tract and the southwest corner of George Paradise Land; thence with the center of road, North 53 deg. West 436.7 feet; Thence North 41 deg. 15 min. West 141.8 feet to a corner; thence North 35 deg. East 158 feet; thence North 45 deg. 30 min. East 171 feet; thence North 57 deg. 30 min. East 180 feet; thence North 86 deg. East 123 feet to the common corner of Roxana Reeder, George Paradise and said tract; thence South 2 deg. 30 min. West 730.2 feet to the point of beginning.

Being the same property conveyed to Billy R. Carrigan and wife, Ida B. Carrigan by deed dated April 30, 2004 from Bobby G. Scott and wife, Nancy Smith-Scott of record in Instrument No. 20040507-0052530, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7632 Ridgewood Road, Goodlettsville, TN 37072
(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.

Karen Y Johnson Davidson County
Batch# 154171 DEEDWARR
10/25/2018 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20181025-0106010

Witness my/our hands this 23rd day of October, 2018.

Billy R. Carrigan By Ida B. Carrigan as Attorney-in-Fact  Ida B. Carrigan

State of Tennessee
County of Davidson

On this **23rd** day of **October, 2018,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me, **Ida B. Carrigan** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that **she** executed the within instrument on behalf of **Billy R. Carrigan**, as Attorney-In-Fact, as **her** free act and deed.

Witness my hand and official seal this **23rd day of October, 2018.**

Notary Public  I. Dyke Tatum

My Commission Expires: 5/3/2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this **23rd** day of **October, 2018**, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Ida B. Carrigan**, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **she** executed the same as **her** free act and deed.

Witness my hand and official seal this **23rd day of October, 2018.**

Notary Public  I. Dyke Tatum

My Commission Expires: 5/3/2021

File No.: 18-Michel

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

## True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/31/2022

