Karen Y Johnson Davidson County
Batch# 164452 **DEEDWARR**
11/21/2018 12:58:43 PM 2 pgs
Fees: $13.00 Taxes: $4,754.50

20181121-0114714

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-PR-18-4501

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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,285,000.00

Affiant

Subscribed and sworn to before me this 13th day of November, 2018.

Notary Public
My commission expires: 7/6/20

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nicholas J Kulb 4501 Glendale Place Nashville, TN 37215	new owners	131-07-0-039

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Cory W. Eldridge and Erica A. Bowton, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nicholas Jay Kulb, a single man**hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of Lone Oak Heights, of record in Plat Book 1424 Page 2, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cory W. Eldridge and wife, Erica A. Bowton, by Quitclaim Deed from Michael D. Rippetoe and wife, Karen Rippetoe, of record in Instrument No. 20100923-0075768, Register's Office for Davidson County, Tennessee, and dated September 23, 2010.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Lone Oak Heights of record in Plat Book 1424 Page 2, Register's Office for Davidson County, Tennessee.

This property is improved property known as 4501 Glendale Place, Nashville, TN 37215

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 19th day of November, 2018.

Cory W. Eldridge by Karen Rippetoe his Attorney in fact

Cory W. Eldridge, by Karen Rippetoe, His Attorney-in-fact

Erica A. Bowton by Karen Rippetoe his Attorney in fact

Erica A. Bowton by Karen Rippetoe, Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of November, 2018, before me personally appeared Karen Rippetoe to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cory W. Eldridge and Erica A. Bowton acknowledged that such person executed the same as the free act and deed of Cory W. Eldridge and Erica A. Bowton.

Notary Public

My Commission expires 2/25/19