WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178841 **DEEDWARR**
12/28/2018 10:59:32 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20181228-0125855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER 2018.

Notary Public

MY COMMISSION EXPIRES: May 3, 2020

(AFFIX SEAL)

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade Aldridge	**Same as Owner**	
(NAME)	(NAME)	
3804 Country Way Road		**10705019000**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, WE, **BARRY G. BRETZ JR. AND SUSAN M. BRETZ, BOTH UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WADE ALDRIDGE, A SINGLE PERSON** 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, Being Lot No. 199 on the Plan of Bel-Aire Subdivision, Section II, of record in Plat Book 2900, page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Barry G. Bretz, Jr. and wife, Susan M. Bretz by Warranty Deed from Benjamin D. Jackson, unmarried, dated July 3, 1996, recorded July 11, 1996, in Book 10118, page 331, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **820 PATRICIA DRIVE NASHVILLE, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2018 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 2900, page 30, said Register's Office.

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 21st day of December 2018.

POA Instrument #20181227-0125521

Barry G. Bretz Jr. By: Ana Ghianni, AIF

Barry G. Bretz Jr. By: Ana Ghianni, AIF

POA Instrument #20181227-0125522

Susan M. Bretz By: Ana Ghianni, AIF

Susan M. Bretz By: Ana Ghianni, AIF

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County Ana Ghianni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Barry G. Bretz Jr., the within named barginor, and who acknowledged that she executed the same as the free act and deed of Barry G. Bretz Jr..

Witness my hand and official seal at Brentwood, Tennessee this 21st day of December 2018.

Commission expires: May 3, 2020

Megan Kriner

Notary Public

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County Ana Ghianni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susan M. Bretz, the within named barginor, and who acknowledged that they executed the same as the free act and deed of Susan M. Bretz.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of December 2018.

Commission expires: May 3, 2020

Megan Kriner

Notary Public

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY