Karen Johnson Davidson County
Batch# 191725 DEEDWARR
02/05/2019 09:44:30 AM 2 pgs
Fees: $13.00 Taxes: $841.75
20190205-0010818

WARRANTY DEED

HENRY MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Lyse Perrigo	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 739 Walnut Street	(NAME)	05201022600
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, **Susan Riddle, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lyse Perrigo, an unmarried person,,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Two Tracts of Land in Davidson County, Tennessee, described as follows:

Tract I: Being Lot No. 33 and the North 1/2 of Lot No. 32 Block "A" on the Plan of the Resubdivision of Power & Roth's Subdivision of Madison Park, as of record in Book 843, Page 75, Register's Office for Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 75 feet on the east side of Walnut Avenue and run back between parallel lines 150 feet to a dead line.

Tract II: Being the south 25 feet of the West 100 feet of Lot No. 18 on the Plan of Madison Park Subdivision, as of record in Book 421, Page 84, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the East side of Walnut Avenue, as now located and runs back between parallel lines, 100 feet to a dead line.

FOR INFORMATION PURPOSES ONLY: 739 Walnut Street, Madison, TN 37115

Being the same property conveyed to Susan Riddle by virtue of that certain Warranty Deed dated June 11, 2012, and being of record at Instrument No. 20120627-0056507 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 739 Walnut Street Madison, TN 37115
(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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VR-19-139

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 30th day of January, 2019.

Susan Riddle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Susan Riddle** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of January, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 09/25/2019