Return To: 18 2058
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 192202 DEEDWARR
02/06/2019 09:28:39 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20190206-0011268

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TN)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is: $235,000.00

Affiant

Subscribed and sworn to before me, this 14 day of January, 2019.

Notary Public
My Commission Expires: 9-6-20

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Michael Mulcahy 2312 Willesden Green Hermitage, TN 37076	~~New Owner~~ Interline Mfg. 10613 West Sam Houston Pkwy N ste. 200 Houston TX 77064	Tax Parcel ID No. 086-08-0A-050.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTIN BRYCHTA AND MARCELA BRYCHTA, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MICHAEL MULCAHY, A SINGLE MAN,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot(s) 453, as shown on the map entitled Camden Woods, Phase, III-A, of record in Plat Book 7900, Page 571, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**
>
> **Being the same property conveyed to MARTIN BRYCHTA, A SINGLE PERSON AND MARCELA KING, A SINGLE PERSON, by deed from KEVIN D. ARMSTRONG AND WIFE, LAKIESHA D. ARMSTRONG, of record in Instrument No. 20080422-0041047, dated April 17, 2008, said Register's Office.**

This is improved property commonly known as: **2312 Willesden Green Court, Hermitage, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of January, 2019.

MARTIN BRYCHTA

MARCELA BRYCHTA

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTIN BRYCHTA AND MARCELA BRYCHTA**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of January, 2019

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____