Karen Johnson Davidson County
Batch# 197260 DEEDWARR
02/20/2019 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20190220-0015491

WARRANTY DEED

RECORD & RETURN TO:
Midtown Title, LLC
4334 Lebanon Road, Suite 2
Hermitage, TN 37076
File No.: 1-19-3618

O-VRES-19-108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: NOV 08 2021
(AFFIX SEAL)

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dylan D. George	**Guaranteed Rate, Inc.**	
(NAME) **108 Hickman St.**	(NAME) **4410 N. Ravenswood Avenue**	**043-04-0-032-00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Chicago, IL 60640**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOWARD TRAWICK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DYLAN D. GEORGE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 5 on the plan of Scenic View Subdivision in the 4th Civil District of Davidson County, Tennessee according to an unrecorded plan prepared by W. W. Turner Company, Engineers on August 20, 1948, but not of record. Said Lot is more particularly described as follows;

Starting with an iron pin located on a common line between Lots No. 4 and 5 in the Westerly margin of Hickman Street and running thence the following courses and distances; in a Southwesterly direction along the westerly margin of Hickman Street a distance of 100 feet to an iron pin located on a common line between Lots 5 and 6; thence Northwesterly direction along a common line between Lots 5 and 6 a distance of 249.8 feet to an iron pin located in a dead line thence in a Northeasterly direction along the westerly margin of Lot 5 a distance of 100 feet to an iron pin located on a common line between Lots 4 and 5, thence a Southeasterly direction along the common line between Lots 4 and 5 a distance of 249.8 feet to an iron pin and the point of beginning.

Being the same property conveyed to Howard Trawick, unmarried by Warranty deed from James A. Grisham and wife, Paulene Grisham of record in Book 4507, page 951, Register's Office for Davidson County, Tennessee, dated May 20th, 1971 and recorded on June 04, 1971.

NOTE: JOY TRAWICK JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Rights or claims of easement recorded in instrument 201902200015490;
- Taxes for the year 2019, a lien not yet due and payable.
- Restrictions of record in Book 1972, Page 353, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **108 Hickman St., Old Hickory, Tennessee 37138**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15 DAY OF FEBRUARY, 2019.

Howard Trawick

Howard Trawick

Joy Trawick

Joy Trawick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD TRAWICK AND JOY TRAWICK, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY