Karen Johnson Davidson County
Batch# 219189 DEEDWARR
04/17/2019 02:27:55 PM 2 pgs
Fees: $13.00 Taxes: $950.53

20190417-0035376

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
~~$249,000.00~~
$256,900.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of April, 2019.
NOTARY PUBLIC
My commission expires:

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Josiah McCloud	Legacy Mutual Mtg	119150023.00
(NAME)	(NAME)	
3121 Lake Park Drive	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio TX 78231	

Warranty Deed

For and in Consideration of the sum of $249,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kathleen M. Holderbaum, unmarried,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Josiah McCloud, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee , being Lot No. 27 on the Plan of Southlake , Section Two, of record in Book 2083, page 84, Registe r's Office for said County, to which plan re fere nce is hereby made for a more complete description.

Being the same property conveyed to Kathleen M. Holderbaum by deed from Bruce Richards, unmarried, dated March 14, 1997 and recorded in Book 10383, Page 918, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 3121 Lake Park Drive, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-WW-19-3121

Witness our hands this 11th day of April, 2019.

Kathleen M. Holderbaum

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen M. Holderbaum, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of April, 2019.

Notary Public
My Commission Expires: 5-2029

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122