WARRANTY DEED

Karen Johnson Davidson County
Batch# 222979 DEEDWARR
04/29/2019 09:51:45 AM 2 pgs
Fees: $13.00 Taxes: $1,102.60

20190429-0038955

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $298,000.00.

Affiant

Subscribed and sworn to me on 04/24/19.

NOTARY PUBLIC
My Commission Expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brad A. McClain 325 Roslyn Court Nashville, TN 37221	new owner	141-07-0B-061.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Karen Lynn Toles, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Brad A. McClain , hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of First Revision, Section Three, Somerset Farms, a Planned Unit Development, as of record in Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Karen Lynn Toles, unmarried, by Warranty Deed from Somerset Farms, a Tennessee Joint Venture dated January 30, 1996, of record in Book 9934, Page 15, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 325 Roslyn Court, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 04/24/19.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-140-19-325

Karen Lynn Toles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/23/19, before me personally appeared Karen Lynn Toles, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as his/ her free act and deed.

Witness my hand and official seal on 04/23/19.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

