WARRANTY DEED

Karen Johnson Davidson County
Batch# 224612 DEEDWARR
05/01/2019 03:27:09 PM 2 pgs
Fees: $13.00 Taxes: $815.85

20190501-0040571

G-VRES-19-2733

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Daniel B. Vorlet	**Regions Bank d/b/a Regions Mortgage**	
(NAME) **2733 Bobby Ave.**	(NAME) **2050 Parkway Office Circle**	**073-01-0-082.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Hoover, AL 35244**	
(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, **RANDI SEMRICK AND NICHOLAS SEMRICK, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL B. VORLET, AN UNMARRIED 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:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 32 in Section B on the unrecorded Plan of Happy Valley Subdivision and described according to a copy of a survey thereof made by Z.H. Wilkinson, Surveyor, as follows:

Beginning at a point in the Northerly margin of Bobby Avenue at the corner of Lots 31 and 32; thence with the line between said lots Northerly 140 feet to the corner of Lots 12 and 13; thence with the line between Lots 13 and 32 Easterly 75 feet to a point, the corner of Lots 14 and 33; thence with the line between Lots 32 and 33 Southerly 140 feet to the North margin of Bobby Avenue; thence Westerly with the line of the same 75 feet to the beginning.

Being the same property conveyed to Randi L. Crawford by Warranty deed from Julie L. Jinnette, unmarried of record in Instrument No. 20060531-0063671 Register's Office for Davidson County, Tennessee, dated 05/25/2006 and recorded on 05/31/2006.

Randi L. Crawford having since married and is now known as Randi L. Semrick. Nicholas Semrick joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4154, Page 173, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2733 Bobby Ave., Nashville, Tennessee 37216**.

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 29th DAY OF APRIL, 2019.

Randi Semrick

Nicholas Semrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDI SEMRICK, the within named bargainor, 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 29th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS SEMRICK, the within named bargainor, 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 29th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212