WARRANTY DEED

Karen Johnson Davidson County
Batch# 230269 **DEEDWARR**
05/15/2019 03:19:17 PM 2 pgs
Fees: $13.00 Taxes: $1,398.23

20190515-0045918

A-VRES-19-1818

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 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)
Micheale McKay	**Quicken Loans Inc.**	
(NAME)	(NAME)	
1818 Rosebank Ave	**1050 Woodward Avenue**	**73-9-174.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Detroit, MI 48226-1906**	
(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, **NICHOLAS M. PALLADINO, III, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHEALE MCKAY, A SINGLE WOMAN,** 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 in Davidson County, Tennessee, being Lot No. 67 on the Plan of Henderson Gardens, Section One, of record in Plat Book 2900, Page 75, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Nicholas M. Palladino, III, by Quitclaim Deed from Tiffany Brooke Sanders, f/k/a Brooke S. Palladino, recorded October 19, 2015 in Instrument No. 20151019-0106198, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nick M. Palladino, III, by Warranty Deed from Andrew Michael Moore and Diane Rebecca Moore, husband and wife, recorded November 4, 2011 in Instrument No. 20111104-0086492, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 75, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1818 Rosebank 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 13th DAY OF MAY, 2019.

Nicholas M. Palladino, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS M. PALLADINO, III, 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 13th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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