WARRANTY DEED

Karen Johnson Davidson County
Batch# 233302 DEEDWARR
05/22/2019 03:24:30 PM 2 pgs
Fees: $13.00 Taxes: $1,113.33

20190522-0048612

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JM-P-19-212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th 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)
Philip A. Cable and Janine Cable	**Navy Federal Credit Union**	
(NAME)	(NAME)	**155-03-0A-004.00**
212 Belle Chasse Court	**PO Box 3326**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Merrifield, VA 22119**	
(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, **RONALD M. PAOLINI AND WIFE, JANET H. PAOLINI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP A. CABLE AND JANINE CABLE, HUSBAND AND WIFE,** 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. 14 on the Plan of Rolling River Estates Section 1 of record in Plat Book 4860, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald M. Paolini and wife, Janet H. Paolini by Warranty deed from John Cook and Allen Earps of record in Book 5248, page 640, Register's Office for Davidson County, Tennessee, dated January 31, 1978 and recorded on February 01, 1978.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 4860, Page 27, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4892, Page 689, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4788, Page 950 and Book 4871, Page 640, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4892, Page 679, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 4892, Page 671, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 5689, Page 652, in the 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: **212 Belle Chasse Court, Nashville, Tennessee 37221**.

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 20th DAY OF MAY, 2019.

Ronald M. Paolini

Ronald M. Paolini

Janet H. Paolini

Janet H. Paolini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD M. PAOLINI, 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 20th of May, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
MARY FRANCES RUDY
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET H. PAOLINI, 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 20th of May, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
MARY FRANCES RUDY
DAVIDSON COUNTY

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