347,693.00

WARRANTY DEED

Karen Johnson Davidson County
Batch# 249753 DEEDWARR
06/27/2019 03:04:01 PM 2 pgs
Fees: $13.00 Taxes: $1,286.46

20190627-0062650

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $347,693.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JUNE, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-3-22

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5886B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP/PARCEL
Jon Patrick Michael	new owner	146-12-0-070.00
5019 Manuel Drive		
Nashville, TN 37211		

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MARY FRANCES RUDY My Commission Expires

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AMY B. SIRCY, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JON PATRICK MICHAEL, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 19 on the Plan of Crievewood of record in Plat Book 2331, Page 99, 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 Kenneth B. Sircy and wife, Amy B. Sircy by Warranty deed from The Estate of Pauline Jones of record in Instrument No. 20020613-0072188 Register's Office for Davidson County, Tennessee, dated June 12, 2002 and recorded on June 13, 2002.

Being the same property conveyed to Amy B. Sircy, a single woman by Quitclaim deed from Kenneth B. Sircy, unmarried of record in Instrument No. 20170103-0000536 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on January 03, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 5019 Manuel Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-5886B

Witness my hand on the 26th day of June, 2019.

Amy B. Sircy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, AMY B. SIRCY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of June, 2019.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-5886B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027