Karen Johnson Davidson County
Batch# 251086 DEEDWARR
07/01/2019 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $784.40
20190701-0063889

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0266

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of June, 2019

Notary Public

Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Javier Grijalva 425 Moncrief Avenue Goodlettsville, TN 37072	Cardinal Financial Company, Limited Partnership P.O. Box 0054 Palatine, IL 60055-0054	025-03-0-021.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Richard D. Bader, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Javier Grijalva, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly part of Lot 46 on the Revised Map of Moncrief Subdivision of the notherly part of Allen Mates Land, Goodlettsville, Tennessee, not of record. Desribed more precisely as follows:

Beginning at a concrete monument on the western right-of-way of Moncrief Avenue at the southeast corner of the Resub Lot 45 Moncrief Subdivision, as of record in Plat Book 6200, page 815, Register's Office Davidson County, Tennessee, being the common easterly corner of Lots 45 and 46 of the unrecorded plat of the Revised Map of Moncrief Subdivision of the northerly part of the Allen Mathes Land and being the northeast corner of this description of the easterly part of Lot 46;

Thence, with the western right-of-way of Moncrief Avenue, S24°30'00"W 100.00 feet to an iron rod at the common easterly corner of Lots 46 and 47 of the unrecorded plat of the Revised Map of Moncrief Subdivision of the northerly part of the Allen Mathes Land;

Thence leaving the western right-of-way of Moncrief Avenue with the common line of Lots 46 and 47, N60°19'43"W 317.79 feet to an old iron rod at the property of Clifton B. Johnson and Theresa P. Johnson, as of record in Deed Book 9774, Page 453, Register's Office Davidson County, Tennessee;

Thence leaving the common line of Lots 46 and 47 with the line of Clifton B. Johnson and Theresa P. Johnson N09°36'46"W 127.17 to an iron rod on the line of the Resub Lot 45 Moncrief Subdivision, as of record in Plat Book 6200, page 815, Register's Office Davidson County, Tennessee;

Thence with the line of the Resub Lot 45 Moncrief Subdivision, S60°30'00"E 389.30 feet to

the point of beginning, passing through and old iron rod at 173.03 feet; containing 0.804 acres, more or less. Surveyed by L. Steven Bridgeds, Jr., RLS 1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee 37075.

Being the same property conveyed to Richard D. Bader by Special Warranty deed from Bank of New York as Trustee for the Certificateholders of CWABS 04-AB2 of record in Instrument No. 20081003-0100731 Register's Office for Davidson County, Tennessee, dated October 2, 2008 and recorded on October 3, 2008.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 425 Moncrief Avenue, Goodlettsville, TN 37072

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, their heirs and assigns forever; and we so covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of June, 2019.

Richard D. Bader

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard D. Bader** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of June, 2019

Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY