# WARRANTY DEED

Karen Johnson Davidson County
Batch# 253218 DEEDWARR
07/05/2019 03:12:12 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20190705-0065957

DONNA 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 $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/6/20

(AFFIX SEAL)

JM-VRES-19-203

**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) |
|---|---|---|
| **Paul T. Davidson** | **NEW OWNER** | |
| (NAME) | (NAME) | **103-04-0-307.00** |
| **2384 Everette Rd** | | |
| (ADDRESS) | (ADDRESS) | |
| **Forest, VA 24551** | | |
| (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, **DANIEL CADE DOYLE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL T. DAVIDSON, MARRIED,** 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. 106 on the Plan of Valley View Subdivision, Section 3, of record in Plat Book 2330, Page 148, 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 Daniel Cade Doyle by Warranty Deed from Right Mortgage Company, of record in Instrument No. 20091130-0109314, Register's Office for Davidson County, Tennessee, dated November 24, 2009 and recorded on November 30, 2009.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 2330, Page 148, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2446, Page 146, as amended in Book 2487, Page 19 and made applicable in Book 2746, Page 540, Register's Office for Davidson County, Tennessee.
- Easement for Public Utility purposes of record in Book 2795, Page 11, 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: **203 Sentinel Dr., Nashville, Tennessee 37209**.

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 3rd DAY OF JULY, 2019.

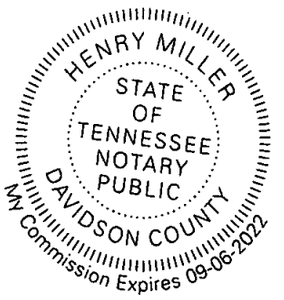
Daniel Cade Doyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL CADE DOYLE, 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 3rd of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212