WARRANTY DEED

Karen Johnson Davidson County
Batch# 270053 **DEEDWARR**
08/12/2019 03:28:39 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20190812-0080365

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 $274,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
McMichael & Gray, PC, 424 Church Street, Ste 2044, Nashville, TN 37216

File No.: TN-GWT-190055-RLO

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Luciano Redigonda	RBC Bank, NA	136-14-0-087.00
(NAME) 108 Bluewater Circle	(NAME) 8081 Arco Corporate Drive	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Raleigh, NC 27617	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Four Thousand Nine Hundred Ninety-Nine And No/100 Dollars ($274,999.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
TODD M. LAKE AND JANA LAKE, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
LUCIANO REDIGONDA AND WENDY ARNOLD, HUSBAND AND WIFE,
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:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Section I, Castlegate of record in Plat Book 4460, Page 115, 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 Todd M. Lake and Jana Lake, husband and wife by Warranty deed from Sean Boothstodd and Leonard Boothstood, married to each other, joint tenants with right of survivorship of record in Instrument No. 20160719-0074421 Register's Office for Davidson County, Tennessee, dated July 19, 2016 and recorded on July 19, 2016. (Value of consideration shown in

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Cook 4460, Page 115, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-CR-19-108

aforementioned deed $195,000.00.) Being also known as 108 Bluewater Circle Nashville, Tennessee 37217.

unimproved ☐
This is improved ☒ property, known as 108 Bluewater Circle, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 9 day of August, 2019.

Todd M. Lake

Jana Lake

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Todd M. Lake and Jana Lake, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

SARAH A. WEST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON