Karen Johnson Davidson County
Batch# 277370 DEEDWARR
08/28/2019 02:51:30 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20190828-0086932

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5104

1405-19

STATE OF TENNESSEE
COUNTY OF Tennessee

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2019

Notary Public
My Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Frank Reedus, III Rita S Riley 5557 Traceside Drive Nashville, TN 37221	Regions Bank d/b/a Regions mortgage PO Box 2153 Birmingham, AL 35287	155-16-0A-024.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Cary L. Pint and Rizia Bardhan, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Frank Reedus, III and Rita S. Riley husband and wife**, hereinafter called the Grantee(s), his/her/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. 143 on the Plan of A Resubdivision of Traceside, Section One of record in Plat Book 7900, Page 946, 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 Cary L. Pint and Rizia Bardhan, husband and wife, by deed from Matthew Miller, married, of record in Instrument No. 20150601-0050385, Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 1, 2015

This is improved property located at: **5557 Traceside Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of August, 2019.

GRANTOR:

Cary L. Pint

Rizia Bardhan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cary L. Pint and Rizia Bardhan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of August, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020

201908280086932