WARRANTY DEED

Karen Johnson Davidson County
Batch# 280294 DEEDWARR
09/04/2019 08:04:05 AM 2 pgs
Fees: $13.00 Taxes: $1,152.55

20190904-0088816

A-RMX-19-1148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Daniel R. Bird and Karen R Bird	**New Owner**	
(NAME)	(NAME)	
1023 Mitchell Road		**134-05-0-009.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **JONATHAN A. RANDOLPH, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL R. BIRD AND KAREN R BIRD, HUSBAND AND WIFE,** 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. 9 on the Plan of Final Plat of Mill Creek Subdivision of record in Plat Book 1424, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 64.5 feet on the north side of Antioch Pike and runs back between lines, 178.3 feet on the west line and 180 feet on the east line to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to Leon K. Randolph and wife, Anita C. Randolph by Warranty deed from Estate of Mattie E. Alcorn of record in Book 6853, page 883, Register's Office for Davidson County, Tennessee, dated April 28, 1986 and recorded on May 12, 1986.

Being the same property conveyed to Jonathan A. Randolph by Quitclaim deed from Leon K. Randolph and wife, Anita C. Randolph of record in Instrument No. 20121207-0112799 Register's Office for Davidson County, Tennessee, dated December 5, 2012 and recorded on December 7, 2012.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 8, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1472, Page 5, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1148 Antioch Pike, Nashville, Tennessee 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 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 29th DAY OF AUGUST, 2019.

Jonathan A. Randolph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN A. RANDOLPH, 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 29th of August, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212