WARRANTY DEED

Karen Johnson Davidson County
Batch# 293618 DEEDWARR
10/01/2019 08:50:11 AM 4 pgs
Fees: $23.00 Taxes: $943.50

20191001-0099656

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/21/2020
(AFFIX SEAL)

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAYLA TABOR

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0772

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert H. Getts and Bonnie L. Getts, husband and wife	New Owners	Map: 05303006100
(NAME) 1204 Birdsall St.	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($255,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KEVAN LYNN PAUL AND ZACHARY LYNN CRADICK AND CAITLIN ELIZABETH CRADICK, HEIRS OF THE ESTATE OF VIRGINIA CARTER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT H. GETTS AND BONNIE L. GETTS, 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. 62 of Section B, on the Plan of E.I. DuPont De Nemours and Company's Subdivision (Village of Old Hickory), as of record in Book 1424, Page 67, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kevan Lynn Paul, individually, Caitlin Elizabeth Cradick and Zachary Lynn Cradick, as tenants in common, by Administrator's Quitclaim Deed from Kevan Lynn Paul, Administrator of record in Instrument 20160817-0085804, dated August 11, 2016, Register's Office for said County. And being the same property conveyed to Virginia Carter, a single woman, by deed from Donna R. Huber, unmarried, of record in Instrument No. 20150610-0054836, dated May 20, 2015, Register's Office for said County. The said Virginia Carter died December 18, 2015, leaving as Sole Heirs the Grantors herein. See also Probate No. 16P119 of record in Probate Court of Davidson County, Tennessee. See also Affidavits of Heirship of record in Instrument 20191001-0099654 and Instrument 20191001-0099655, said Register's Office.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 67, said Register's Office; (3) Easement to Cumberland Telephone Co. of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee; (4) Right of Way Easement to Dupont Fiber Silk Co. of record in Book 626, Page 556, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 1682, Page 1, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1204 Birdsall St., Old Hickory, TN 37138
(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 my/our hand(s) this 25 day of September, 2019.

K J Paul
Kevan Lynn Paul

STATE OF Oklahoma
COUNTY OF Tulsa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevan Lynn Paul, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 25 day of September, 2019.

My Commission Expires:

Van Gullo
Notary Public

VAN GULLO
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES MAY 22, 2023
COMMISSION # 19005293

Witness my/our hand(s) this 25 day of September, 2019.

Zachary Lynn Cradick

STATE OF Missouri
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zachary Lynn Cradick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 25 day of September, 2019.

My Commission Expires:
01/29/2019

Notary Public

SAMANTHA C. WALSH
NOTARY PUBLIC
NOTARY SEAL
COMMISSION #17628057
MY COMMISSION EXPIRES 01/29/2021
ST. LOUIS COUNTY
STATE OF MISSOURI

Witness my/our hand(s) this 26th day of September, 2019.

Caitlin Elizabeth Cradick

STATE OF California
COUNTY OF San Luis Obispo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caitlin Elizabeth Cradick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of September, 2019.

My Commission Expires: Mar. 12, ~~2021~~ 2023

Notary Public

TRACIE MITCHELL
Commission # 2280762
Notary Public - California
San Luis Obispo County
My Comm. Expires MAR 12, 2023