Karen Johnson Davidson County
Batch# 310337 DEEDWARR
11/04/2019 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20191104-0113686

#35082

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35082-10-2019	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 1st day of November, 2019. Notary Public My Commission Expires: 5-5-2020

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: David S. Dunseath 2713 Live Oak Nashville, TN 37210	Send Tax Bills To: Cardinal Financial 3701 Arco Corp. Dr. #200 Charlotte, NC 28273	Tax Information: Map and Parcel No.: 119 10 0 144 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Bridgette P. McGrath, an unmarried person ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to David S. Dunseath, a single man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2713 Live Oak, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 1st day of November, 2019.

Bridgette P. McGrath

Bridgette P. McGrath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bridgette P. McGrath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2019.

My Commission Expires:



Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Mashburn Heights, as of record in Plat Book 1835, page 1, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bridgette P. McGrath, an unmarried person by deed dated February 21, 2007 from Charles E. Walker of record in Instrument No. 20070301-0025303, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien not yet due and payable. Map and Parcel No. 119 10 0 144 00.
2. All matters appearing on the Plan of record as Book 1835, page 1, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

