Karen Johnson Davidson County
Batch# 312026 DEEDWARR
11/06/2019 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20191106-0114593

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $287,000.00.

Affiant

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 5th day of November, 2019.

Notary Public
My Commission Expires: 5-2-22

2019-270

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan H. Flood and Grace G. Claudy	New Owner	
1633 Celebration Way		172-08-0B-031.00-CO
Nashville, TN, 37211		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Amy Poklinkoski and husband, Frank H. Dockins,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ryan H. Flood and Grace R. Claudy, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Revised Final Plat, Phase One, Bridle Downs of record in Plat Book 6900, Page (s) 546 through 548, Inclusive, and revised in Book 6900, Pages 701 through 703, inclusive and Surveyor's Certificate of Correction of record in Book 8169, Page 240, 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 Amy Poklinkoski by Warranty deed from Sonya C. Ware and husband , Jason Matthew Ware of record in Instrument No. 20160204-0010831 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 04, 2016.

Frank H. Dockins, husband of Amy Poklinkoski, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1633 Celebration Way, Nashville, TN 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 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 5th day of November, 2019.

Amy Poklinkoski

Frank H. Dockins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Poklinkoski and Frank H. Dockins, 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 at Nashville, Tennessee, this 5th day of November, 2019.



D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY