Karen Johnson Davidson County
Batch# 312707 DEEDWARR
11/07/2019 10:02:15 AM 2 pgs
Fees: $13.00 Taxes: $363.73
20191107-0115045

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT191000368

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$98,306.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
5th day of November, 2019. 2019

Notary Public

MY COMMISSION EXPIRES:

KAITLYN C. VINCENT
STATE OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clint A. Breeding **1028 Flintlock Ct.** **Nashville, TN 37217**	**SAME**	**135-16-OA-121.00 CO**

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,

Patricia A. Breeding, Unmarried

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

Clint A. Breeding, Unmarried

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. 17 on the Plan of Subdivision of Tracts 8, 9 & 10 of Nashboro Village, of record in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Patricia A. Breeding by Warranty Deed from Cathey Lee Stevens Parrish, dated 8/5/99 and recorded 8/11/99 in Book 11616, Page 47, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1028 Flintlock Ct., Nashville, TN 37217**
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 ~~31st~~ 5th day of ~~October~~ November, 2019.

Patricia A. Breeding

Patricia A. Breeding

STATE OF FLORIDA
COUNTY OF Martin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia A. Breeding the bargainor(s) 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 Stuart, Florida, this ~~31st~~ 5th day of ~~October~~ November, 2019.

Commission Expires: March 5, 2023

Notary Public

SUSAN SLACK
Notary Public - State of Florida
Commission # GG 301352
My Comm. Expires Mar 5, 2023
Bonded through National Notary Assn.