WARRANTY DEED

Karen Johnson Davidson County
Batch# 323099 DEEDWARR
12/02/2019 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $929.18
20191202-0123700

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$251,130.00**

Affiant

Subscribed and sworn to me on November 25, 2019

NOTARY PUBLIC
My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sarah E. Bruce 720 Glenn Ct Nashville, TN 37217	New Owner	12009017200

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Katie Cardinal Neher, a married woman**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **Sarah E. Bruce, an unmarried woman,** hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 5, on the Plan of The Glenn, of record in Plat Book 6900, Page 138, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Katie Cardinal, by Deed from Ann Kreinar, dated May 19, 2016, and recorded May 24, 2016, recorded in Instrument No. 20160524-0051852, in the Register's Office for Davidson County, Tennessee. Robert A. Kreinar passed on or about June 16, 2012, thereby leaving Ann Kreinar as the surviving tenant by the entirety.

The said Katie Cardinal having since married and is now known as Katie Cardinal Neher. The spouse of Katie Cardinal Neher has never lived in subject property is not subject to any marital rights therein.

This is **improved** property, known as **720 Glenn Ct., Nashville, TN 37217.**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on November 25, 2019

Katie Cardinal Neher

Katie Cardinal Neher

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Katie Cardinal Neher who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

Claire H Jenkins

Notary Public

My Commission Expires: 10/2/23

(SEAL)

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY