Karen Johnson Davidson County
Batch# 324023 DEEDWARR
12/03/2019 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20191203-0124516

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$309,000.00**

Julie Bailey
Affiant

Subscribed and sworn to me on November 26, 2019.

Carmen Coats
NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amanda M. Patterson 1205 Richmond Dr. Nashville, TN 37216	SWBC Mortgage Corp. 5055 Maryland Way Ste. 200 Brentwood, TN 37027	061-080-010.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alan Margulies, unmarried and David A. Rapetti, unmarried** , hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Amanda M. Anderson, a Married Woman,** hereinafter called **"GRANTEE,"** his/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:

Lot 14, Section Two, McGaughey Heights, as shown on plat of record in Plat Book 1835, Page 58, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alan Margulies, unmarried and David A. Rapetti, unmarried, by Warranty Deed from Mohammad Y. Qayumi, unmarried, of record in Instrument No. 20080311-0024517, in the Register's Office of Davidson County, Tennessee, dated March 10, 2008 and recorded on March 11, 2008.

This is **improved** property known as **1205 Richmond Dr, Nashville, Tennessee 37216**.

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 GRANTEE, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 and seal on November 26, 2019.

Alan Margulies by David A. Rapetti his attorney-in-fact

Alan Margulies by David A. Rapetti
His Attorney-in-Fact

David A. Rapetti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David A. Rapetti,** with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for **Alan Margulies** and is authorized by **Alan Margulies** to execute this instrument on behalf of **Alan Margulies.**

WITNESS, my hand and official seal on November 26, 2019.

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On November 26, 2019, before me personally appeared **David A. Rapetti,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal on

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022