Karen Johnson Davidson County
Batch# 380145 DEEDWARR
03/31/2020 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20200331-0034717

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRES-20-1011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danny Blades and Mary R. Buchheit	Northpointe Bank	
(NAME) **1011 Highland Circle**	(NAME) 3333 Deposit Drive NE	**042-04-0-017.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Grand Rapids, MI 49546	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHANAEL DRYDEN AND REBECCA DRYDEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANNY BLADES AND WIFE, MARY R. BUCHHEIT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 89 on the Plan of Primrose Acres of record in Plat Book 2663, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 89 fronts 83.4 feet on the Northerly side of Highland Circle and extends back 421.4 feet on the Easterly line and 374.3 feet on the Westerly line to a dead line measuring185.7 feet thereon.

Being the same property conveyed to Nathanael Dryden and Rebecca Dryden by Warranty deed from Ralph F. Thompson, Jr and Kathy T. Brown, heirs at law of Ralph F. Thompson, Seventh Circuit Court for Davidson County, Probate Division, Docket No. 17P362 of record in Instrument No. 20171102-0112522 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 02, 2017.

Margaret Means signing on behalf of the grantors by Specific Power of Attorney recorded simultaneously herewith of record in Instrument No. __202003310034715__ and __202003310034716__, Register's Office for Davidson County, TN.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 106 and 107, Register's Office for Davidson County, Tennessee.
- Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6785, Page 241, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1011 Highland Circle, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF MARCH, 2020.

Nathanael Dryden by _____ as Attorney in Fact
Nathanael Dryden by Margaret Means,
Attorney in Fact

Rebecca Dryden by _____ as Attorney in Fact
Rebecca Dryden by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NATHANAEL DRYDEN AND REBECCA DRYDEN, and who acknowledged he/she/they executed the same as the free act and deed of the said NATHANAEL DRYDEN AND REBECCA DRYDEN.

Witness my hand and official seal, this the 30th of March, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.