WARRANTY DEED

Karen Johnson Davidson County
Batch# 387750 DEEDWARR
04/17/2020 02:08:30 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20200417-0040645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SAMANTHA KING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

A-VRES-20-0707

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)
Joseph Bird and Denisse Sangalli	~~New Owner~~ Aduantage First Lending, Inc	
(NAME)	(NAME)	
707 Buchanan St	22342 Avenida Empresa Ste. 100	**081-08-0-400.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Rancho Santa Margarita, CA 92688	
(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, **JOHN P. RODAK AND WIFE, BRIDGET B. STOVER-RODAK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH BIRD AND DENISSE SANGALLI, HUSBAND AND WIFE,** 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 the rear or Westerly 40 feet on Lot Nos. 246 and 248 on the Plan of North Nashville Real Estate Companys Plan of Lots, as record in Plat Book 21, Page 105, 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 parts of Lot Nos. 246 and 248 front 40 feet on the Southerly side of Buchanan formerly Carroll Street and runs back with the Easterly margin of an alley 100 feet to the Northerly lineof Lot No. 244.

Being the same property conveyed to John P. Rodak and wife, Bridget B. Stover-Rodak by Warranty deed from Alan Watt and wife, Sandra Watt of record in Instrument No. 20131113-0117181 Register's Office for Davidson County, Tennessee, dated November 13, 2013 and recorded on November 13, 2013.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 548, Page 467 and Book 1117, Page 324, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **707 Buchanan St, Nashville, Tennessee 37208**.

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 10 DAY OF APRIL, 2020.

John P. Rodak by Ryan Terrell, attorney-in-Fact

John P. Rodak by Ryan Terrell as Attorney-in-Fact

Bridget B. Stover-Rodak by Ryan Terrell, attorney in Fact

Bridget B. Stover-Rodak by Ryan Terrell as 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, RYAN TERRELL, 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 JOHN P. RODAK AND BRIDGET B. STOVER-RODAK, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN P. RODAK AND BRIDGET B. STOVER-RODAK.

Witness my hand and official seal, this the 10th of April, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)