WARRANTY DEED

Karen Johnson Davidson County
Batch# 419427 DEEDWARR
06/18/2020 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20200618-0064612

G-SR-20-1117

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/12/23 (AFFIX SEAL)

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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):
Louis Michael Contaldi, III and Audrey Jennifer Lips	First Midwest Bank	
(NAME)	(NAME)	**082-03-0-276.00**
1117 Meridian Street	300 North Hunt Club Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5762	Gurnee, IL 60031	
(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, **PHILIP O. HYDE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOUIS MICHAEL CONTALDI, III AND AUDREY JENNIFER LIPS, 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 Lot No. 9 on the Plan of Crutcher Bros, Plan of Lots of record in Plat Book 161, Page 158, 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. 9 fronts 50 feet on the Easterly margin of Meridian Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Hyde Group, LLC by Warranty deed from Dan Heichelbech, a married man of record in Instrument No. 20160721-0074982 Register's Office for Davidson County, Tennessee, dated July 19, 2016 and recorded on July 21, 2016.
Being the same property conveyed to Philip O. Hyde by QuitClaim deed from Hyde Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170512-0047171 Register's Office for Davidson County, Tennessee, dated May 10, 2017 and recorded on May 12, 2017.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

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 161, Page 158, Register's Office for Davidson County, Tennessee.
- Subject to Easement of record in Book 4483, Page 144, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1117 Meridian Street, Nashville, Tennessee 37207-5762**.

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 15th DAY OF JUNE, 2020.

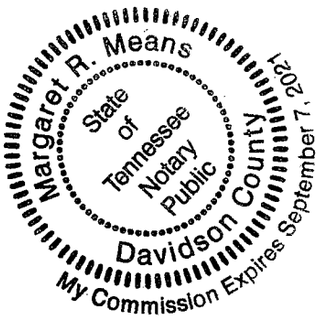
Philip O. Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP O. HYDE, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY