WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9808-DS

WARRANTY DEED

Karen Johnson Davidson County
Batch# 528546 DEEDWARR
12/10/2020 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,273.43
20201210-0144230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,169.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO. (S)
Jonathan Emling and Sarah Catherine McCarthy	Cardinal Financial Company, LP DBA Peoples Home Equity	Map: 09602006800
(NAME) 2851 Blue Brick Drive	(NAME) 3701 Arco Corporate Drive Suite 200	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-FOUR THOUSAND ONE HUNDRED SIXTY-NINE AND NO/100 DOLLARS ($344,169.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL S. DILLARD AND STACEY L. DILLARD, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JONATHAN EMLING, A SINGLE MAN AND SARAH CATHERINE MCCARTHY,A SINGLE WOMAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Northerly parts of Lots Nos. 1 and 2 of the Map of Section 1, Cloverbottom Subdivision, as of record in Book 1424, page 50, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Southwest intersection of Stewart's Ferry Road and the Tennessee-Central Railroad right-of-way; thence with the margin of said railroad right-of-way Southwesterly 159.5 feet to a point; thence Northwesterly 235 feet, more or less, to the Easterly margin of Blue Brick Drive; thence with the margin of the same, Northerly 84.95 feet to the beginning of a curve; thence with said curve Northeasterly 32.5 to the Southerly margin of Stewarts Ferry Road; thence with the margin of the same, Easterly 290 feet to the beginning.

Being the same property conveyed to Michael S. Dillard and Stacey L. Dillard, husband and wife, by deed from Melissa Prowell f/k/a Melissa P. Sepulveda, unmarried , of record in Instrument No. 20200504-0046305, dated April 30, 2020, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 50, said Register's Office; (3) Easement of record in Instrument No. 20140114-0003378, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1581, Page 427, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2851 Blue Brick Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 2nd day of December, 2020.

Michael S. Dillard

Stacey L. Dillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 2nd day of December, 2020.

My Commission Expires: 3/6/24

Notary Public

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

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM