WARRANTY DEED

Karen Johnson Davidson County
Batch# 578839 DEEDWARR
02/25/2021 12:16:37 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20210225-0023974

DM-SB-TAG-21-541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

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

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)
Isaac Bratkovich	**New Owner**	
(NAME) **5016 Spedale Court Box 460**	(NAME)	**107-04-0-004.00**
(ADDRESS) **Spring Hill, TN 37174**	(ADDRESS)	
(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, **MARY DELORES HINES AND ROBERT WAYNE HINES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISAAC BRATKOVICH, MARRIED,** 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:

Being lot no. 9 on the plan of Larkwood subdivision, as of record in Book 2900, Page 144, registers Office for Davidson County, Tennessee, an described as Follows:

Said lot no. 9. Beginning at a point on the westerly margin of lockwood drive. Common corner of lots 9 and 10: thence with the line between said lots, 96.34 feet to the common corner of lot no. 8, 9 and 20; thence with the line between lots 8 and 9, Southerly 115 feet to a point in the Southerly margin of shacklett drive; thence Westerly 110.12 feet to a point; thence around a curve. Northwesterly 39.27 feet to a point in the easterly margin of Lockwood drive; thence with same margin, Northerly 106 feet to the point of beginning.

Being the same property conveyed to Mary Delores Young, unmarried woman by Warranty deed from Jon P. Van Doran, unmarried of record in Instrument No. 20140904-0080866 Register's Office for Davidson County, Tennessee, dated September 02, 2014 and recorded on September 04, 2014. (Value of consideration shown in aforementioned deed $136,000.00.) Being also known as 541 Lockwood Drive Nashville, Tennessee 37214.

Thesaid Mary Delores Young, having since married Robert Wayne Hines, is now known as Mary Delores Hines. Robert Wayne Hines hereby joins in this conveyance and does transfer and convey any and all marital interest he may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3186, Page 181 amended in Book 3339, Page 363, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **541 Lockwood Drive, Nashville, Tennessee 37214**.

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 22nd DAY OF FEBRUARY, 2021.

Mary Delores Hines

Robert Wayne Hines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY DELORES HINES, 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 22nd of February, 2021.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT WAYNE HINES, 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 22nd of February, 2021.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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