BILL GARRETT, Davidson County
Trans:T20130087723 DEEDWARR
Recvd: 10/10/13 10:29 2 pgs
Fees:13.00 Taxes:3281.72

20131010-0106405

WARRANTY DEED

G-VRES-13-1807

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $886,950.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Fayard	John P. Fayard	
1807 Ashwood Avenue (ADDRESS)	(NAME) 1807 Ashwood Avenue (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	104-16-122.00

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 considerations, the receipt of which is hereby acknowledged, we CLAY FREDERICK HALE AND ELIZABETH ELLISON HALE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN P. FAYARD AND WIFE, KATIE H. FAYARD, hereinafter called the Grantee(s), their heirs 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 EASTERLY PART OF LOT NO. 75, ALL OF LOT NO. 142 AND THE WESTERLY 5.3 FEET OF LOT NO. 143 ON THE REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF ASHWOOD AVENUE AT A POINT 315.7 FEET WEST OF THE WESTERLY MARGIN OF 18TH AVENUE SOUTH, SAID POINT BEING 5.3 FEET EAST OF THE CORNER OF LOTS NOS. 142 AND 143; THENCE SOUTHWARDLY AND PARALLEL WITH THE LINE BETWEEN LOTS 142 AND 143, 175 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY WESTWARDLY 88.3 FEET, MORE OR LESS, TO THE WEST SIDE OF A STONE WALL AT THE SOUTHEAST CORNER OF THE J.P. REGAN LOT; THENCE NORTHWARDLY WITH SAID STONE WALL AND WITH THE EASTERLY LINE OF SAID REGAN PROPERTY 175 FEET TO THE SOUTHERLY MARGIN OF ASHWOOD AVENUE; THENCE WITH SAID AVENUE EASTWARDLY 88.8 FEET, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CLAY FREDERICK HALE AND WIFE, ELIZABETH ELLISON HALE BY WARRANTY DEED FROM HEBER C. ROGERS AND WIFE, FRANCES CHAMBERS STREET ROGERS, RECORDED ON THE 4TH DAY OF APRIL, 2011 IN INSTRUMENT NO. 20110404-0025554, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 337, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1807 Ashwood Avenue, Nashville, Tennessee 37212
(House Number) (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 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 7th day of ~~October, 2013~~.

Clay Frederick Hale

Elizabeth Ellison Hale

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clay Frederick Hale and Elizabeth Ellison Hale, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of October, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903