BILL GARRETT, Davidson County
Trans:T20140016395 DEEDWARR
Recvd: 03/11/14 10:22 2 pgs
Fees:13.00 Taxes:869.50
20140311-0020268

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

R-CBB-14-606

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christine E. Hastings (NAME)	new owner (NAME)	
3330 East 14th St., 10D (ADDRESS)	(ADDRESS)	**83-6-333.00**
New York, NY 10003 (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 considerations, the receipt of which is hereby acknowledged, **BERYL ELIZABETH WALKER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTINE E. HASTINGS,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

UNMARRIED

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING THE SOUTHERLY 46 FEET OF LOT NO. 10 ON THE PLAN OF GEORGE SHIELDS EAST END SUBDIVISION, OF RECORD IN BOOK 57, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SAID PART OF LOT NO. 10 FRONT 46 FEET ON THE WESTERLY MARGIN OF RUDOLPH AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 147 1/2 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JONATHAN MICHAEL FARGO, UNMARRIED TO BERYL ELIZABETH WALKER, UNMARRIED AS RECORDED ON THE 19TH DAY OF NOVEMBER, 2012 IN INSTRUMENT NO. 20121119-0106495 AND WARRANTY DEED FROM CHRIS W. JUDKINS, A MARRIED PERSON TO BERYL ELIZABETH WALKER, UNMARRIED AND JONATHAN MICHAEL FARGO, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 8TH DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080408-0035525, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 112, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is ( ) **unimproved** (X) **improved** property known as **606 Rudolph Avenue Nashville, Tennessee 37206.**

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 6th day of March, 2014.

Beryl Elizabeth Walker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beryl Elizabeth Walker, 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 6th day of March, 2014.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212