#32561

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/15 08:26 3 pgs
Fees:18.00 Taxes:2220.00
20150813-0080974

G-VRES-15-1909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

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)
Jordan E. Caden and Vonde C. Caden	Avenue Bank	
(NAME)	(NAME)	
1909 19th Ave S	3823 Cleghorn Avenue	**104-12-0-133.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHARLES HARTMAN KING, AN UNMARRIED MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JORDAN E. CADEN, UNMARRIED AND VONDE C. CADEN, MARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 located in the 18th Civil Councilmanic District of Nashville, Davidson County, Tennessee being part of Lot 63, Revised and corrected plan of lots 43, 44, 57 and 58 in Christopher and Kirkman Subdivision recorded in Book 421, page 154, R.O.D.C., TN bounded on the north by West Magnolia Boulevard on the east by alley No. 921 and on the south by Russell described according to a boundary survey dated 7-14-05 by Campbell, McRae and Associates Surveying, Inc., 2918 Berry Hill Drive, Nashville, Tennessee 37204 (John Hood TN R.L.S. #1838) as follows: Beginning at an iron rod (new) in the southerly R.O.W. of Magnolia Boulevard, said rod being in the northerly line of the Amanda Russell Land (Book 10195, page 292 R.O.D.C., TN), said Russell Land being the northerly 60 feet of Lot 62, revised and corrected Christopher and Kirkman Subdivision of Lots 43, 44, 57 and 58 (Book 421, page 154, R.O.D.C., TN) and being located N 36 degrees 28' 34" E 68.36 feet from an iron rod (old) at the back of sidewalk of 20th Avenue South at said Russell's southwest corner; thence with said southerly margin N 68 degrees 26' 33" E 65.65 feet to an iron rod (new); thence with a curve to the left with a radius of 8078.00 feet and a chord that bears N 68 degrees 10' 03" E for a Distance of 77.50 feet for an arc length of 77.50 feet to an iron rod (new) on the westerly margin of alley No. 921; thence with said westerly margin S 07 degrees 06' 06" W 70.57 feet to an iron rod (new) at said Russell's northeast corner; thence with said Russell N 82 degrees 10' 16" W 125.45 feet to the point of beginning, containing 4409.31 sq ft or 0.10 acres more or less.

Being the same property conveyed to Charles Hartman King, an unmarried man by Warranty deed from James H. Cheek, IV, Trustee of record in Instrument No. 20120517-0042975 Register's Office for Davidson County, Tennessee, dated May 15, 2012 and recorded on May 17, 2012.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 154, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4626, Page 719 and Book 4748, page 152, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1909 19th Ave S , Nashville, Tennessee 37212**.

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 10th DAY OF AUGUST, 2015.

Charles Hartman King by David Dorris, Attorney in Fact
Charles Hartman King by David Dorris,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Dorris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES HARTMAN KING as per the Power of Attorney of record in Instrument No. 20120517-0042976, Register's Office for Davidson County, Tennessee, and who acknowledged he executed the same as the free act and deed of the said CHARLES HARTMAN KING.

Witness my hand and official seal, this the 10th of August, 2015.

Notary Public
My Commission Expires:
(SEAL)

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

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

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

