WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170021755 DEEDWARR
Recvd: 03/14/17 13:09 2 pgs
Fees:13.00 Taxes:675.25
20170314-0024975

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$182,500.00.**

Affiant

Subscribed and sworn to before me this 10th day of MARCH 2017

Notary Public
My Commission expires:

(Affix Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dawn M. Rudolph	new owner	071-15-0-388.00
1220 Meridian Street		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bertha Anna Newbell, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dawn M. Rudolph, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 138 on the plan of Benedict Land Company's Subdivision of the Lindsley Tract in Northeast Nashville, of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bertha Anna Newbell, by deed from Rita Newberry Wright, on February 16, 1999, of record in Book 11354, page 275, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 40, Register's Office Davidson County, Tennessee.

This is improved property known as: **1220 Meridian Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 10, 2017.

Bertha Anna Newbell
Bertha Anna Newbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bertha Anna Newbell, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 10, 2017

My commission expires 7/8/19

Notary Public

