WARRANTY DEED

Bill Garrett Davidson County
Batch# 502 DEEDWARR
09/13/2017 10:20:23 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20170913-0093486

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00

Melissa Jamison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2017

Stephanie Dome
Notary Public:

MY COMMISSION EXPIRES: 7-5-2021
(AFFIX SEAL)

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-21

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James O. Tadlock	new owners	Parcel ID:
1306 Riverside Drive		08303013300
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Tina Denise Huffines and husband, Patrick A. Huffines

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James O. Tadlock and wife, Leslie M. Tadlock

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 15 in the Minnie E. Martin Subdivision of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the westerly side of Riverside Boulevard and runs back westerly between parallel lines 150 feet to an alley, as shown in said plan.

BEING the same property conveyed to Tina Denise Huffines and Patrick A. Huffines by Quitclaim Deed from Tina Denise Huffines, of record in Instrument 20110118-0004912, dated January 6, 2011, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Page 137, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1306 Riverside Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-P-17-1306

Witness our hands this 8th day of September, 2017.

Tina Denise Huffines

Patrick A. Huffines

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tina Denise Huffines and Patrick A. Huffines, 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 at Nashville, Tennessee, this 8th day of September, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.