WARRANTY DEED

Bill Garrett Davidson County
Batch# 40538 **DEEDWARR**
12/21/2017 02:27:00 PM 2 pgs
Fees: $13.00 Taxes: $1,095.20

20171221-0130191

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

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF ~~PINELLAS~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Rhionnon Cramm and Jonathan Linton, as tenants in commom with right of survivorship	new owner	41-15-13
(NAME)	(NAME)	
3909 Sussex Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20173260

For and 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, I/we, Bradly S. Waldron and Ashlee Waldron, husband and wife , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jonathan Linton, An Unmarried Man, and Rhionnon Cramm, An Unmarried Woman, Tenants in commom with right of survivorship, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 317, on the plan of Bellshire Estates, Section "A", which plat is of record in Book 2331, Pages 115 & 116, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Bradly S. Waldron by Warranty Deed from Jera R. Williams and Joseph B. Lewis, dated March 24, 2010 and filed of record in Instrument No. 20100326-0022762, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6264, Page 707, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 3909 Sussex Drive, Nashville, TN 37207
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-Z-17-3909

Witness my hand this 19th day of December, 2017

Bradly S. Waldron

Ashlee Waldron

STATE OF Florida)
County OF Pinellas)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bradly S. Waldron and Ashlee Waldron, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th of December, 2017.

Notary Public Robert Charles
My Commission Expires: 7/11/20

ROBERT CHARLES
Notary Public - State of Florida
Commission # FF 973982
My Comm. Expires Jul 11, 2020