WARRANTY DEED

Bill Garrett Davidson County
Batch# 52542 DEEDWARR
01/29/2018 10:11:24 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20180129-0008842

O-KR-18-5305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/6/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-20

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)
Jay Hardin Ross	**New Owner**	
(NAME)	(NAME)	
4420 Gerald Place		**091-15-0-381.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 consideration, the receipt of which is hereby acknowledged, **ANNA OAKLEY MUECK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAY HARDIN ROSS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract or parcel of land in Davidson County, Tennessee, being described as follows:

Beginning at a point in the S. margin of Charlotte Pike, said point being S. 69° 59' W. 200 feet from the intersection of Charlotte Pike and 53rd Avenue N and the NW corner of the lot from which this is taken; thence with W boundary line of lot and A.C. Oakley's E line, S. 17° 45' E 110.5 feet to a point, the S.W. corner of lot from which this is taken; thence N. 74° 23' E. 30.3 feet to an iron pin, a new corner; thence with new line, N 17° 15' W parallel to and 30 feet from the original W boundary of this lot, in all 112 feet to an iron pin, a new corner in the S margin of Charlotte Pike; thence with Charlotte Pike, S 69° 59' W 30 feet to the point of beginning.

Being the same property conveyed to Anna Oakley Mueck by Executrix's Quitclaim deed from Anna Oakley Mueck and Jennifer Oakley, as Personal Representatives of the Estate of Ethel Mae Oakley of record in Instrument No. 20041014-0123935 Register's Office for Davidson County, Tennessee, dated October 13, 2004 and recorded on October 14, 2004.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5305 Charlotte Ave., Nashville, Tennessee 37209**.

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 29th DAY OF JANUARY, 2018.

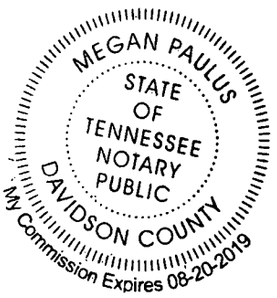
Anna Oakley Mueck 1/24/18
Anna Oakley Mueck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA OAKLEY MUECK, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of January, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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