39B

Bill Garrett Davidson County
Batch# 70097 DEEDWARR
03/16/2018 09:30:15 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20180316-0024933

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0372

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Jessica Nalbone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of March, 2018

KERRY M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public
Commission Expires: 11-3-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Nalbone 2205 Demarius Drive Nashville, TN 37216	M16 8320 E Walker Springs Lane #200 Knoxville, TN 37923	073-05-0-065.00

WARRANTY DEED

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, I/WE,

William R. Hudson, a married man and Richard M. Scudder, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy M Kiernan and Jessica Nalbone, husband and wife

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:

Lot Number 1 on the Minor Plat, Addition No. 3, Riverwood Heights, as recorded in Instrument No. 20171013-0105218, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

Being the same property conveyed to William R. Hudson, a married man and Richard M. Scudder, a married man by Warranty deed from Brenda M. Holder and Kimberly D. Gallagher, both unmarried of record in Instrument No. 20170405-0033299 Register's Office for Davidson County, Tennessee, dated April 04, 2017 and recorded on April 05, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2205 Demarius Drive, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of March, 2018.

William R. Hudson

Richard M. Scudder

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

William R. Hudson and Richard M. Scudder

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 13th day of March, 2018.

Notary Public

My Commission Expires: 10/8/2018

(Notary Seal)

