Bill Garrett
Batch# 73451
03/26/2018 01:37:42 PM
Fees: $13.00 Taxes: $910.20
Davidson County
DEEDWARR
2 pgs
20180326-0028222

Prepared by ~~& Return to:~~
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No. 0077S-18

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES 18-3103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of March, 2018

Notary Public
My Commission Expires: 07/06/20

Address of New Owner	Send Tax Bills To:	
Margaret Brownson 3203 Glencliff Road Nashville, TN 37211	new owner	Map/parcel: 133-03-0-068.00

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

Ronald E. Hale, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret Brownson, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee and being described as follows:

Being the north one-half of Tract No. 8 on the Map of the Subdivision of Mrs. Bettie Smith's Land on Antioch Pike, as of record in Book 843, Page 59, in the Register's Office for Davidson County, Tennessee. Said part of said lot fronts 100 feet on the westerly side of Glencliff Road and runs back between parallel lines as measured from the center line of said road, 653 feet to the east line of Lot No. 12 on said plan.

INCLUDED IN SAID DESCRIPTION BUT EXCLUDED IN THIS CONVEYANCE is the westerly 436 feet of said tract, conveyed to Southlake Syndicate by instrument of record in Book 4174, Page 564, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald E. Hale by QuitClaim Deed from Angela R. Hale dated 5/29/1991 and filed for record in Book 8362, Page 620, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald E. Hale and wife, Angela R. Hale by Deed from Elza L. Jones and wife, Ruby Jones dated 8/7/1987 and filed for record in Book 7321, Page 659, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 3203 Glencliff Road, Nashville, TN 37211

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), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 21st day of March, 2018.

Ronald E. Hale by Carol Griffin in his attorney in fact

Ronald E. Hale by Carol Griffin, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 21st day of March, 2018, before me, the undersigned Notary Public for the County and State aforesaid, personally appeared **Carol Griffin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Ronald E. Hale**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number 20180326-0028221, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 21st day of March, 2018.

Notary Public

My Commission Expires: 8/22/21

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co. TN