THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180215171

Bill Garrett Davidson County
Batch# 80438 **DEEDWARR**
04/13/2018 09:23:40 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20180413-0034850

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $455,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of April, 2018.

Notary Public
My Commission ~~Expires:~~

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rae J. Hummell 408 MCADOO AVENUE Nashville TN 37205-2312	New Owner	Tax Parcel ID No. 104-01-325.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexander P. Bird, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rae J. Hummell**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. (s) 105 and 106 on the Plan of West End Park Terrace of record in Plat Book 547, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexander P. Bird, an unmarried man by Warranty Deed from Brian E. Gruber, unmarried, recorded on the 4th day of August, 2015 in Instrument No. 20150804-0076994, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF WEST END PARK TERRACE, as recorded in Plat Book 547, Page(s) 36.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Water/Sewerage Services, recorded in Book 4835, Page 932 and Book 4842, Page 170.

This is improved property located at 408 MCADOO AVENUE Nashville TN 37205-2312

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2018.

Alexander P. Bird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexander P. Bird, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2018.

Notary Public

My Commission Expires: _____

