Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-18-900

Bill Garrett Davidson County
Batch# 87594 DEEDWARR
05/02/2018 03:25:36 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20180502-0041941

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180400145

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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Rogers 900 Blue Ridge Dr Nashville, TN 37207	new owner	071-16-0-112.00

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, WE,

Billy W. Walden, unmarried and Judy Ann Foster, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristen M. Rogers, *an unmarried woman*

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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Map of T.I. Ward's Re-Subdivision of certain lots in Williams & Hayes Company's Belleview Plan, of record in Book 974, page 48, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the south side of Blue Ridge Drive, formerly Peachtree Street, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Euel Bowlin and wife, Frankie Bowlin, by Warranty Deed from Edgar B. Groves and wife, Nellie M. Groves, dated June 4, 1966 and appearing of record in Book 4025, page 339, Register's Office for Davidson County, Tennessee. The said Euel Bowlin and Frankie Bowlin divorced, and Euel Bowlin was awarded title to the above-described property pursuant to a Final Decree of Divorce in Case No. 82D3562, Davidson County Circuit Court Clerk's Office. Euel Bowlin died intestate on February 26, 1998, leaving his as his heirs-at-law, according to an Affidavit of Heirship appearing of record as Instrument No. 20130819-0086909, Register's Office for Davidson County, Tennessee: Earl Randall Bowlin, Judy Ann Foster (also known as Judy Foster), Wanda K. Bowlin (also known as Wanda Binkley) and Lloyd A. Bowlin. Earl Randall Bowlin died on December 6, 2010 and was married at the time of his death to Brenda Bowlin, and he had two children during his lifetime, namely Scott Bowlin (also known as Scotty Bowlin) and Jason Bowlin. Lloyd A. Bowlin died unmarried on October 4, 2011, with no children. The said Brenda Bowlin, Scotty Bowlin and Jason Bowlin quitclaimed their interest in the property to Wanda Binkley and Judy Ann Foster by quitclaim deeds dated March 3, 2013 and appearing of record as Instrument No. 20130819-0086910, as corrected in Instrument No. 20160518-0049549 (from Brenda Bowlin); dated March 8, 2013, and appearing of record as Instrument No. 20130819-0086911, as corrected in Instrument No. 20160518-0049550 (from Jason Bowlin); and dated February 25, 2013, and appearing of record as Instrument No. 20130819-0086912, as corrected in Instrument No. 20160518-0049551 (from Scotty Bowlin); The said Wanda Binkley (formerly known as Wanda K. Bowlin) and Arthur Binkley having further conveyed their interest in subject property to Billy W. Walden, an unmarried person, by Quitclaim Deed dated May 9, 2016 and appearing of record as Instrument No. 20160518-0049552, all in the Office of the Davidson County, Tennessee Register of Deeds, leaving subject property vested in Judy Ann Foster and Billy W. Walden.

Map/Parcel No. 071-16-0-112.00

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Unimproved ( )

This is improved (X) property known as **900 Blue Ridge Dr, Nashville, TN 37207**

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 do 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 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 our hands this 30th day of April, 2018.

Billy Walden

Billy W. Walden

Judy Foster

Judy Ann Foster

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy W. Walden and Judy Ann Foster the bargainor(s) 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 Smyrna, Tennessee, this 30th day of April, 2018.

Commission Expires: 4/18/21

Patricia L Hurtt

Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY