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

CRT File No. 180616725

Bill Garrett Davidson County
Batch# 121091 **DEEDWARR**
07/26/2018 10:40:04 AM 2 pgs
Fees: $13.00 Taxes: $240.50

20180726-0072918

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $65,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Corey Breedlove and Abby Breedlove 7531 Lakeview Drive Nashville TN 37209	New Owner 7527 Lakeview Drive Nashville, TN 37209	Tax Parcel ID No. 088-00-0-039.00

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, **Altha Annette Mayes, F/K/A Altha Annette Dotson, Successor Trustee of The Robert A. Rucker, Jr. and Mattie Earline Rucker Revocable Living Trust Agreement Dated the 21st day of August 2001** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Corey Breedlove and Abby Breedlove, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, September 14, 1961, as follows:

BEGINNING on the southerly margin of Lakeview Drive at the northwest corner of the property conveyed to E. R. Glasgow and wife, by deed from Fred Webb Jackson and wife, of record in Book 3282, page 70, Register's Office for said County; thence with said Glasgow's western boundary line, South 34Â° East 510 feet to an iron pin; thence South 60Â° 40' West 337.2 feet to a 24" elm; thence North 39Â° West 488 feet to the southerly margin of Lakeview Drive; thence with the same, northerly 56Â° East 380 feet to the beginning, containing 4 acres, more or less.

Being the same property conveyed to ROBERT A. RUCKER, JR. and wife, MATTIE E. RUCKER, by deed from JAMES E. TUGGLE and wife, RUTH P. TUGGLE, of record in Book 4597, page 528, dated April 29, 1972, said Register's Office.

Being further conveyed to ROBERT A. RUCKER JR. and MATTIE EARLINE RUCKER, TRUSTEES OF THE ROBERT A. RUCKER, JR. AND MATTIE EARLINE RUCKER REVOCABLE LIVING TRUST AGREEMENT DATED THE 21ST DAY OF AUGUST 2001, by quitclaim deed from ROBERT A. RUCKER, JR. and wife, MATTIE E. RUCKER, of record in Instrument No. 20010821-0090237, dated August 21, 2001, said Register's Office.

Certificate of Trust of record in Instrument No. 20180726-0072916 said Register's Office.

Release of Option to Purchase of record in Instrument No. 20180726-0072917, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 088-00-0-039.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

No insurance is afforded as to the acreage or square footage contained in the insured property.

This is improved property located at 7531 Lakeview Drive Nashville TN 37209

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 July, 2018.

Altha Annette Mayes F/K/A Altha Annette Dotson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Altha Annette Mayes F/K/A Altha Annette Dotson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of The Robert A. Rucker, Jr. and Mattie Earline Rucker Revocable Living Trust Agreement, dated the 21st day of August 2001, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018