WARRANTY DEED

Bill Garrett
Batch# 121223
07/26/2018 02:04:35 PM
Fees: $13.00 Taxes: $1,254.30

Davidson County
DEEDWARR
2 pgs

20180726-0073096

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

B-WR-18-937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronald M. Pope and Virginia B. Pope	**NEW OWNER**	
(NAME)	(NAME)	
504 Russell St.		**082-16-0-171.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN C. KRUSHENSKI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONALD M. POPE AND VIRGINIA B. POPE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being part of lot No. 101 on the plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 13, Chancery Court at Nashville, and part of lots Nos. 44 & 45 on the plan of Payne's Addition, as of record in Book 21, page 70, Register's Office for said County, described together as follows:

Beginning on the Northerly margin of Fatherland Street, at the Southeast corner of the property conveyed to Mrs. Louise Frank by deed from Wanda Miller and husband, of record in Book 1236, page 492, said Register's Office, thence with Frank's Easterly line, Northwardly 170 feet, more or less, to the Southerly margin of an alley; thence with said alley, Eastwardly 38 feet; thence Southwardly 170 feet, more or less, to the Northwest corner of said Street and an alley; thence with said street, Westwardly 38 feet to the beginning.

Being the same property conveyed to Kevin C. Krushenski by Warranty deed from Joseph B. Morrison unmarried of record in Instrument No. 20061218-0155748 Register's Office for Davidson County, Tennessee, dated December 14, 2006 and recorded on December 18, 2006. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on Plat recorded in Book 1, page 13 Chancery Court and Book 21, page 70.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **937 Fatherland Street, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23rd DAY OF JULY, 2018.

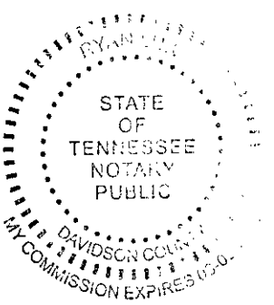
Kevin C. Krushenski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN C. KRUSHENSKI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of July, 2018.

Notary Public
My Commission Expires: 3·3·2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212