Bill Garrett Davidson County
Batch# 124099 DEEDWARR
08/02/2018 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20180802-0075890

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/22/21
(AFFIX SEAL)

DEBORAH A. RUDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

R-AH-18-3507

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)
John M. Tarver	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	104-05-0-405.00
3507 Richland Avenue	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Birmingham, AL 35244**	
(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, **ANNE O'DUFFY, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN M. TARVER, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being the Easterly 45 feet of Lot No. 66 and the Westerly 5 feet of Lot No. 68, being part of Block No. 3 on the Plan of Richland Realty Company's First Subdivision, Division "A" of record in Book 161, Page 151, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

According to a printed copy of an unregistered plan, subdividing said Blocks into small lots and according to a deed to the Public, of record in Book 465, Page 570, said Register's Office, said easterly part of lot No. 66 and westerly part of lot No. 68 together front 50 feet on the southerly side of Richland Avenue and run back between parallel lines, 191 feet, more or less, to a 12 foot alley.

Being the same property conveyed to Anne O' Duffy, an unmarried woman by Warranty deed from Brenda Jowers of record in Instrument No. 20150825-0085478 Register's Office for Davidson County, Tennessee, dated August 20, 2015 and recorded on August 25, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3507 Richland Avenue, Nashville, Tennessee 37205**.

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 31 DAY OF JULY, 2018.

Anne O'Duffy

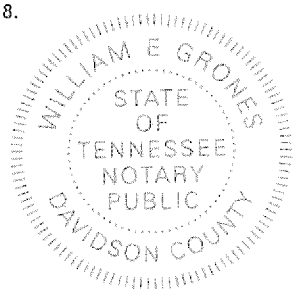
James R. Kelley, spouse of Anne O'Duffy, hereby joins in this conveyance and does transfer and convey any and all marital interest James R. Kelley may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE O'DUFFY, 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 31st of July, 2018.

William E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. KELLEY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of July, 2018.

Lisa K. Brian
Notary Public
My Commission Expires: 3/8/2021
(SEAL)



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

True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019