WARRANTY DEED

Bill Garrett Davidson County
Batch# 132397 DEEDWARR
08/23/2018 03:38:59 PM 2 pgs
Fees: $13.00 Taxes: $1,583.60

20180823-0083821

A-VRES-18-509

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (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)
Karen Hall, Trustee of the Karen Hall Family Trust	**New Owner**	
(NAME)	(NAME)	**091-10-0-219.00**
1 Silver Pine Drive		
(ADDRESS)	(ADDRESS)	
Newport Coast, CA 92657		
(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, **PAULA KIM BOALS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN HALL, TRUSTEE OF THE KAREN HALL FAMILY TRUST,** 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 portion of Lot No. 5 of G.W. Dunn's Subdivision of Lot "1" Map of Holman Heights, as of record in Book 332, page 7, Register's Office for said County, according to a map and possible survey made by Geo. W. Watkins, Surveyor, December 7, 1953.

Said part of Lot No. 5 fronts 75 feet on the Westerly side of Nichol (shown on said map "Ethel") Street and runs back between parallel lines 118.9 feet on the Northerly line and 108.7 feet on the Southerly line, to a deed line.

Being the same property conveyed to Jimmy D. Byford and wife, Janette Byford by Warranty deed from Nellie Keeton Davidson, unmarried of record in Book 10640, page 736, Register's Office for Davidson County, Tennessee, dated October 06, 1997 and recorded on October 09, 1997.

Being the same property conveyed to Paula Kim Boals, an unmarried woman by Warranty deed from Janette Byford, an unmarried woman of record in Instrument No. 20171121-0119411 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 21, 2017.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 7, 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: **509 Nichol Road, Nashville, Tennessee 37209**.

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 20 DAY OF AUGUST, 2018.

Paula K Boals

Paula Kim Boals

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULA KIM BOALS, 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 20th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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