Karen Y Johnson Davidson County
Batch# 148039 DEEDWARR
10/02/2018 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20181002-0097800

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~29th~~ 2nd DAY OF ~~SEPTEMBER~~ October, 2018.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

R-FSBO-18-709

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)
Charles A. Guy	New Owner	
(NAME)	(NAME)	
709 Woodcraft Drive		**108-15-0A-008.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **DEVAN B. HALE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES A. GUY,*** 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:

*Unmarried

Land in Davidson County, Tennessee, being Lot No. 8, on the plan of Percy Priest Woods Subdivision (Revision of Cheswicke Park P.U.D.) as shown by plat of record in Plat Book 9700, Page 384, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Devan B. Hale, a single man by Warranty deed from Abel Jacob Gonzalez and Stacy Gonzalez, husband and wife of record in Instrument No. 20170802-0078433 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 02, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 9700, Page 384, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5984, Page 865; Book 6020, Page 270; Book 6097, Page 11; Book 6132, Page 221; ;Book 6353, Page 307; Book 6560, Page 667, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 6147, 893; Book 6174, Page 885; Book 6071, Page 491; Book 6071, page 482; Book 10099, Page 611; Book 10101, Page 613, and Book 11201, Page 729, aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **709 Woodcraft Drive, Nashville, Tennessee 37214**.

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 28th DAY OF SEPTEMBER, 2018.

Devan B Hale
By: Clay Nelson Attorney in fact

Devan B. Hale by Clay Nelson as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAY NELSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEVAN B. HALE, and who acknowledged he/she/they executed the same as the free act and deed of the said DEVAN B. HALE.

Witness my hand and official seal, this the 28th of September, 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

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

