WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148045 **DEEDWARR**
10/02/2018 03:01:31 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20181002-0097811

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-548

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Benjamin A. Walt and Alisha M. Ruegsegger	New Owner	141 0 50 A 534.00 CO
(NAME) 2049 Leeds Lane	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty-Five Thousand And No/100 Dollars ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VICTORIA RIVERS FULTON AND DANIEL E FULTON, III, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENJAMIN A. WALT AND ALISHA M. RUEGSEGGER, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 534, on the plan of Avondale Park, Phase 3, Section 2, of record in Instrument No. 20151007-0102442, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Victoria Rivers Fulton, a married woman, by Special Warranty Deed, from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, dated December 20, 2016, recorded December 28, 2016, of record in Instrument No. 20161228-0136039, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to NVR, Inc., a Virginia corporation, by Warranty Deed, from Avondale Residential, Inc., dated July 29, 2016, recorded August 8, 2016, of record in Instrument No. 20160808-0082433, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2049 Leeds Lane, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 1 day of October, 2018.

Victoria Rivers Fulton

Daniel E Fulton, III

STATE OF TENNESSEE
COUNTY OF Williamson

On this 1 day of October, 2018, before me personally appeared Victoria Rivers Fulton and Daniel E Fulton, III, wife and husband to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 1 day of October, 2018.

Commission Expires:

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

Notary Public