Karen Y Johnson Davidson County
Batch# 149865 DEEDWARR
10/08/2018 01:34:33 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30
20181008-0099634

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180917778

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $279,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of October, 2018.

Notary Public
My Commission Expires: 8/20/19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven M. Hegedus and Whitney O. Hegedus 3500 Robin Rd. Nashville, TN 37204	New Owner	Tax Parcel ID No. 118-04-0-099.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janice I. Soled, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven M. Hegedus and Whitney O. Hegedus, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Hurdwood Heights, Section 2, of record in Book 2330, Page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janice I. Soled, unmarried by Warranty Deed from Florence Anne Grisham McDaniel, unmarried, recorded on the 7th day of July, 2006 in 20060707-0081992, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HURDWOOD HEIGHTS, SECTION 2, as recorded in Plat Book 2330, Page(s) 38.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2435, Page 550.

This is improved property located at 2204 Hurdwood Drive Nashville TN 37211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-1183-18-1204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2018.

Janice J. Soled

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janice I. Soled, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2018.

Notary Public

My Commission Expires: _____

