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

CRT File No. 181018100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $130,500.00.

Affiant

Subscribed and sworn to before me, this 9th day of November, 2018.

Notary Public
My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Y Johnson Davidson County
Batch# 158645 **DEEDWARR**
11/13/2018 02:28:25 PM 2 pgs
Fees: $13.00 Taxes: $482.85

20181113-0111804

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Ing 1710 County Hospital Road Nashville TN 37218	New Owner 1706 Sweetbriar Ave. Nashville, TN 37212	Tax Parcel ID No. 080-04-0-060.00

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, **Dexter Dean Weddle, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Ing, married man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. Twelve (12) on the plan of the re-subdivision of Lot Nos. 1 to 8 of B lock No. 2 on G. T. Shegog' s subdivision not of record, described as follows:

BEGINNING in the center of the Asylum Road at a point 248 feet northeast of the center line of the Old Hydes Ferry Pike, said point being the corner of Lots 12 and 13; thence with the line between said two (2) lots southeastwardly 250 feet to the southeasterly line of said subdivision; thence with the line Northeasterly fifty (50) feet to the dividing line between said Lot No. twelve (12) and Lot No. eleven (11) in said subdivision; thence with the said dividing line, northwardly 250 feet, more or less to the center of said Asylum Road; thence with the same, southwestwardly fifty (50) feet to the place of the beginning.

Being the same property conveyed to ELMER C. WEDDLE and wife, DEXTER DEAN WEDDLE, by deed from S.H. DAVIS and wife, MARY ELIZABETH DAVIS, of record in Book 8413, page 176 , dated July 31, 1991 , said Register's Office.

ELMER C. WEDDLE died on or about February 3, 2004, leaving DEXTER DEAN WEDDLE as the surviving tenant by the entirety.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 080-04-0-060.00.

Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville TN 37212

This is improved property located at 1710 County Hospital Road Nashville TN 37218

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 9th day of November, 2018.

Dexter Dean Weddle by Cynthia Hicks-McCall, Attorney-in-Fact

Dexter Dean Weddle by Cynthia Hicks-McCall,
her 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, Cynthia Hicks-McCall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Dexter Dean Weddle and that she is authorized by Dexter Dean Weddle to execute this instrument on his behalf.

Witness my hand, at office, this 9th day of November, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022