WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168625 **DEEDWARR**
11/29/2018 03:20:10 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20181129-0116598

JM-TSP-18-1838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Jordan S. Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2018.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

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

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)
Jared Banks	**NEW OWNER**	
(NAME)	(NAME)	**145-06-0-029.00**
1838 Laurel Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **MEDFORD S. WEBSTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JARED BANKS, UNMARRIED,** 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 Lot No. 34 on the Plan of Laurel Ridge, Section three of record in Plat Book 3600, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 167.7 feet on the Northerly side of Laurel Ridge Drive and extends back 297.8 feet on the Easterly line and 264.8 feet on the Westerly line to a dead line, measuring 254.6 feet thereon.

Being the same property conveyed to Medford S. Webster and wife, Ann S. Webster by Warranty deed from Patterson and Fox Construction Company, a partnership composed of James E. Patterson and Cecil F. Fox of record in Book 4152, page 991, Register's Office for Davidson County, Tennessee, dated July 11, 1967 and recorded on July 18, 1967.

The said Ann S. Webster died on June 28, 1996 leaving Medford S. Webster as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years
- Plan of record in Plat Book 3600, Page 9, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes & Appurtenances of record in Book 8045, Page 676, in the Register's Office for Davidson County, Tennessee
- Restrictive Covenants of record in Book 1539, Page 329, in the Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4152 Page 991, in the 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: **1838 Laurel Ridge Drive, Nashville, Tennessee 37215**.

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 26th DAY OF NOVEMBER, 2018.

Medford S. Webster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEDFORD S. WEBSTER, 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 26th of November, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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