Warranty Deed

Karen Y Johnson Davidson County Batch# 174666 DEEDWARR 12/17/2018 10:12:31 AM 2 pgs Fees: $13.00 Taxes: $1,657.60 20181217-0122283	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $448,000.00. Affiant Subscribed and sworn to before me, this the 14th day of December, 2018. Edie Sutherland Notary Public My commission expires: 9/20/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

EDIE SUTHERLAND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number
Rudy A. Lindsey Jr. Mitzi B. Lindsey	Rudy A Lindsey and Mitzi B. Lindsey	
1307 Greenfield Avenue	1307 Greenfield Ave	072-03-0-234.00
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEVI J. DOUGLAS AND KATIE B. DOUGLAS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUDY A. LINDSEY JR. AND MITZI B. LINDSEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Count, Tennessee, being part of Lot No. 1 on the Plan of Subdivision of part of the East Nashville Golf and Country Club Lands as of record in Plat Book 421, Pages 142 and 143, Register's Office for Davidson County, Tennessee, and described according to a survey of Harold F. Morris, surveyor, dated February 25, 1971, as follows:

Beginning at a point in the Northeasterly margin of Greenfield Avenue 300 feet Northwesterly from Golf Street; thence continuing with said avenue, Northwesterly 100 feet to the Southeasterly margin of Kennedy Avenue; thence with the same, Northeasterly 186.58 feet to a point; thence Southeasterly 98.5 feet to a point; thence Southwesterly 183 feet to the point of beginning.

Being the same property conveyed to Levi J. Douglas and Katie B. Douglas, husband and wife by Warranty deed from New Hope Properties, LLC of record in Instrument No. 20130412-0036627 Register's Office for Davidson County, Tennessee, dated April 10, 2013 and recorded on April 12, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1307 Greenfield Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of December, 2018.

Levi J. Douglas

Katie B. Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Levi J. Douglas and Katie B. Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of December, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021