WARRANTY DEED

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

B-FSB-18-3346-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Rhonda A. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Jackie Lynn Pater	**New Owner**	
(NAME)	(NAME)	**108-00-0-186.00**
2268 West Wood Dr.		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(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, **RHONDA A. RUSSELL, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACKIE LYNN PATER, 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:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Roger H. Fuqua, June 3, 1976, and described as follows to wit:

Beginning at a P. K. nail in the original easterly line of a tract of land conveyed to William Thaxton Boner from J. W. Boner as of record in Deed Book 2599, page 489, Register's Office for Davidson County, Tennessee; this P.K. nail is in the pavement of Pleasant Hill Road, but not in the center of said road; said P.K. being north 4 deg. 54' 23" east, 350 feet from the original southeasterly corner of said Boner Tract and being the northeasterly corner of a tract of land conveyed to Robert L. Tucker from William Thaxton Boner, recorded in Deed Book 4857, page 703, said Register's Office; thence with Tucker's northerly line, north 85 deg. 06' 37" West, 580.80 feet to an iron pin (Tuckers northwesterly corner); thence with Tucker's westerly line, south 4 deg 54' 23" West, 150.0 feet to an iron pin in the north line of a tract conveyed to Robert L. Tucker in Book 3576, page 419, said Register's Office; thence with Tucker's north line, north 85 deg. 07' 58" west, 68.86 feet to an iron pin (common corner Robert William M Colson); thence with the north line of Colson, north 85 deg. 06' 08" west, 622.98 feet to an iron pin by fence post in J. Murray Milliken, Trustee, easterly line; thence north 2 deg. O'00" east, 3.41 feet to a common corner Milliken & Davis, Johnson Tract; thence with the easterly line Davis, Johnson Tract north 3 deg. 48' 39" east 600.77 feet to an iron pin at the southwesterly corner George E. Welch; thence with the southerly line Welch, south 87 deg. 48' 37" east, 518.80 feet to an iron pin in the westerly line of a tract to be retained by Boner; thence with line of Boner, south 2 deg. 11' 23" west, 220.0 feet to an iron pin; thence south 48 deg. 45'.57" east, 217.0 feet to an iron pin; thence south 87 deg. 04' 53" east, 581.20 feet to a P.K. nail in the pavement of Pleasant Hill Road to the original easterly line, J. W. Boner; thence with same along Pleasant Hill Road, south 4 deg. 54' 23" west, 150.00 feet to the point of beginning.

Being the same property conveyed to Rhonda A. Russell, a single woman by Special Warranty deed from Katherine Little Colson, Trustee of The Colson Family Trust of record in Instrument No. 20170725-0074864 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 25, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3346 Bell Rd., Nashville, Tennessee 37214**.

Karen Y Johnson Davidson County
Batch# 177275 **DEEDWARR**
12/21/2018 03:22:34 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20181221-0124602

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 20th DAY OF DECEMBER, 2018.

Rhonda A. Russell

Rhonda A. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RHONDA A. RUSSELL, 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 20th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



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