WARRANTY DEED

FILE BOX 36
32387

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$389,900.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of March, 2019

Notary Public

My Commission Expires: 5/2/22 (AFFIX SEAL)

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

Karen Johnson Davidson County
Batch# 211690 DEEDWARR
03/29/2019 11:55:29 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20190329-0028595

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOHN W. DANT, III AND GINNY B. DANT	"NEW OWNER"	105-05
(NAME) 3010 Old Hillsboro Road	(NAME)	004.00
(ADDRESS) Franklin, TN 37064	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **WILLIAM RUFF AND WIFE, DAWN RUFF**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN W. DANT, III AND WIFE, GINNY B. DANT**, hereinafter called the Grantee(s), 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 County, Tennessee, being **Lot No. 14 on the Map of George T. Waddey's Subdivision of Lot No. 28 in O.B. Rokeby Addition** as of record in Book 421, page 141, Register's Office for Davidson County, Tennessee, and the northerly 1/2 of Lot No. 1 on the Map of the Subdivision of Blocks 37 and 52, and being a part of Block 37 of the O.B. Rokeby Addition, of record in Book 547, page 2, said Register's Office.

SAID Lot No. 14 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines 151 feet 6 inches, to an alley.

SAID part of said lots fronts 28 feet on the easterly side Villa Place, and runs back between lines 152 feet 6 1/2 inches on the south line and 152 feet 6 inches on the north lines, to an alley on which it measures 28 feet.

BEING the same property conveyed to WILLIAM RUFF AND WIFE, DAWN RUFF, by Deed from TIFFANY R. JOHNSON, A SINGLE PERSON, of record in Instrument No. 20190327-0027729, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **1222 Villa Place, Nashville, TN, 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, our hands, this 28th day of March, 2019.

WILLIAM RUFF

DAWN RUFF

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM RUFF AND WIFE, DAWN RUFF**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 2019.

My Commission Expires: 9-7-2021

Notary Public

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Patrick Poole

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Patrick Poole with whom I am personally acquainted and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5-2-2022

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022